





📍 14 The Butts, Chippenham, Wiltshire, SN15 3JT

🏠 Price Guide £200,000

OFFERED WITH NO ONWARD CHAIN-An attractive and immensely characterful, two bedroom, Grade II Listed cottage with courtyard garden, which has been greatly improved in recent years and is very well presented throughout.

- Attractive, Grade II Listed Cottage
- Two Bedrooms
- Open Plan Living Space With Period Features
- Gas Central Heating
- Superb Bathroom
- Well Presented Throughout
- Pretty Courtyard Garden
- Central Location, Close To Shops & Amenities
- Offered With No Onward Chain

🏡 Freehold

🏠 EPC Rating





OFFERED WITH NO ONWARD CHAIN-A delightful Grade II Listed cottage, bursting with character and ideally located within a stones throw of the town centre, Monkton Park and a mainline railway station.

The property is beautifully presented throughout and offers accommodation over three floors comprising; entrance porch with stable door leading through to a lovely open plan living space with flagstone flooring, exposed brick/timber walling, ceiling beams and original fireplace housing with inset wood burning stove, kitchen area with quartz worktops and painted wooden units. An enclosed staircase leads up to the first floor landing area, double bedroom with mullion window, exposed stone walling and painted ceiling beams and a fabulous bathroom with white suite including a claw foot bath. A second staircase rises to a light and airy attic bedroom with exposed ceiling beams.

The courtyard garden is to the front of the house and enjoys the benefit of a south west facing aspect ideal for taking in the afternoon sunshine. A viewing is highly encouraged to fully appreciate this charming character home.

#### **Situation**

The Butts is centrally located, close to St Mary Street, arguably Chippenham's most prestigious address, with a charming collection of period houses bordering the River Avon and within a short stroll of the picturesque Monkton Park and the Town Centre which offers a comprehensive range of shopping facilities and amenities. There is an enviable selection of good quality schooling with well reputed state and private schools nearby. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes) and the M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London.

#### **Property Information**

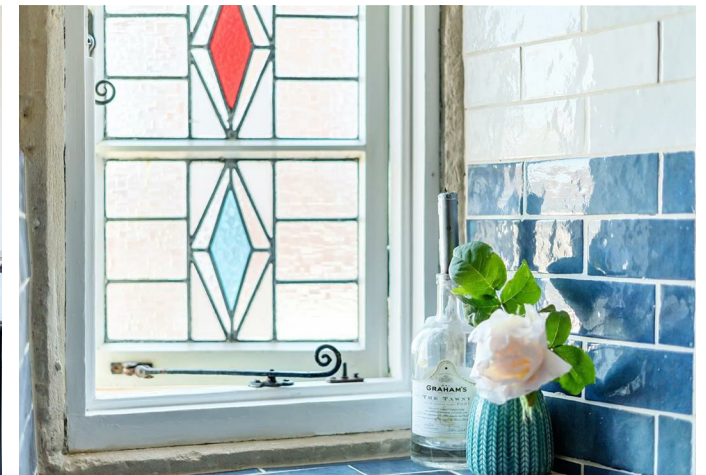
Council Tax Band; B

Freehold

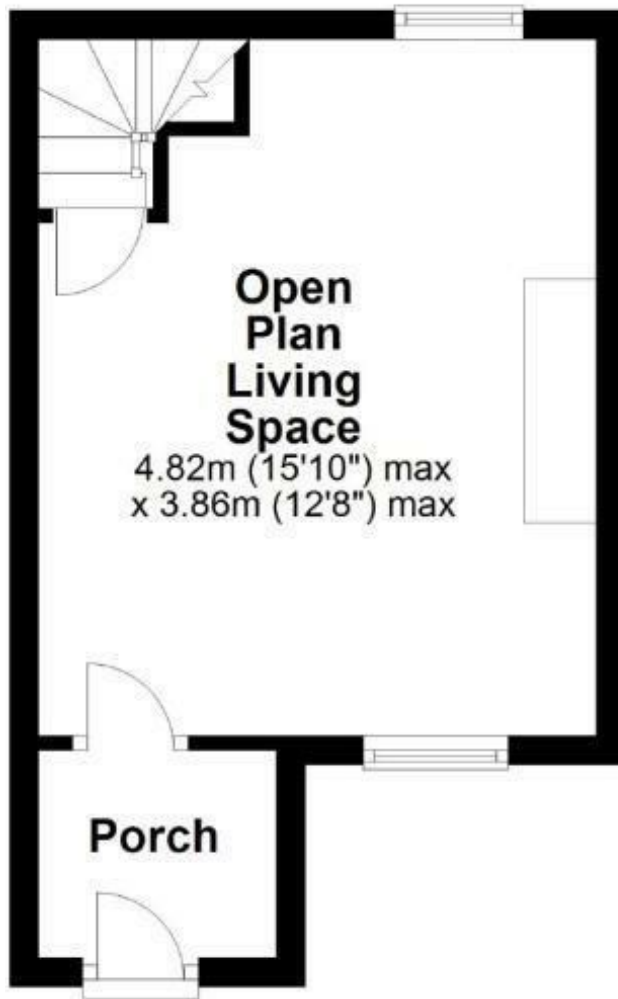
Mains Services

Gas Central Heating

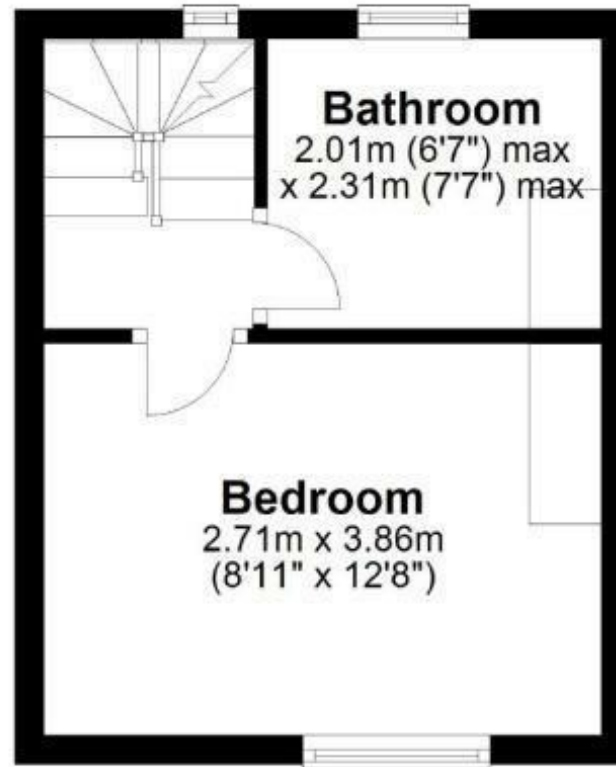
EPC Rating; Grade II listed and therefore exempt



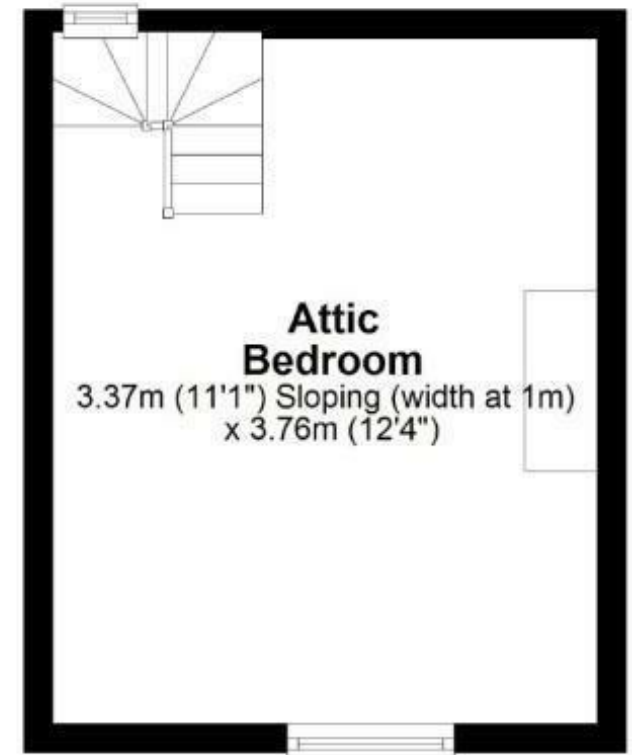
## Ground Floor



## First Floor



## Second Floor



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