



📍 Totts House, High Street, Colerne, Wiltshire, SN14 8DB

🔗 Offers In Excess Of £700,000

Tucked off Colernes wonderfully historic High Street, Totts House is a fabulous 4 bedroom detached family home and is sold with no onward chain.

- 4 Bedroom Detached Family Home
- Wonderful High Street Location
- Large Open Plan Kitchen Dining Room
- Gas Central Heating
- Double Glazed Throughout
- Garage And Parking For Upto 8 Cars
- Private And Enclosed Gardens
- No Onward Chain

🏡 Freehold

🏠 EPC Rating D



Tucked off Colernes wonderfully historic High Street, Totts House is a fabulous 4 bedroom detached family home and is sold with no onward chain. Of modern design but nestled amongst the beautiful old houses of the High Street, the property is accessed into a through hallway with the main bedroom benefitting a large amount of wardrobe space and an en suite shower and sink. The living room has dual aspect windows front and side and a log burner built into the chimney breast with the cloakroom beside the kitchen. At the end of the hallway is the spacious kitchen dining room. Room for a large table and chairs and access to the garden through French doors this very social room has to the far side a range of wall and base mounted units with a stainless sink and space for a fridge freezer, dishwasher and range cooker and a further door to the utility room which houses the wall mounted boiler and space for a washing machine as well as access through a back door to the garden. To the first floor is the main landing with storage cupboard and loft access as well as the remaining three double bedrooms. The largest has built in wardrobes with sliding doors and eaves storage space, the second faces the High Street with the third also being a double. The attractive bathroom suite finishes the upstairs with a vanity sink unit and double shower cubicle and the walls are fully tiled. Totts house is double glazed throughout and warmed by a mains gas fired central heating system. Externally there is a garage to the side with an electric roller door and access to the rear garden along both sides of the property. The front is slightly elevated above the road and enclosed by hedgerow and fencing and laid to hard standing for 6 - 8 family sized cars. The rear is private and enclosed by hedgerow and laid to lawn and patio.

Situation

Colerne is only approximately 7 miles away from the world heritage city of Bath. There are good road links with the M4 nearby, as well as train stations at Bath or Chippenham with direct links to London. It is nestled into the countryside with a fantastic selection of walks and tranquil views to enjoy. Colerne is in easy reach with two pubs serving excellent food, a local shop, newsagent, a hairdresser, cosy cafe, a lovely church, and a Post Office. The village has a fantastic sense of community and is extremely welcoming. There are numerous events throughout the year and live music on most weekends. The local playgroup and then to the village primary school are well regarded, there is also good secondary school and excellent bus links to Bath and Chippenham. The village also has a football, Doctors surgery and rugby club with mini sections for kids, there is a children's play park and a friendly mum and baby group.

Property information

Council Tax Band: - C

Double Glazed

Mains Gas Fired Central Heating

EPC Rating: D



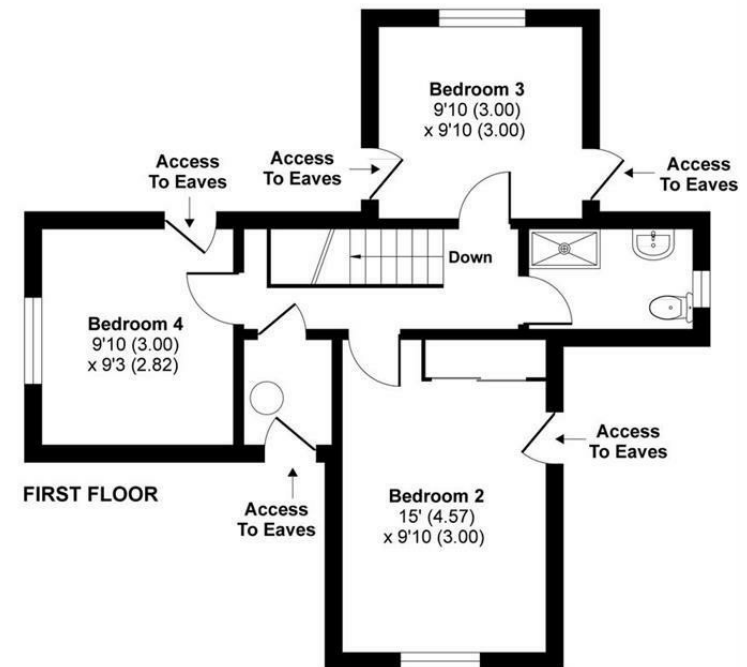
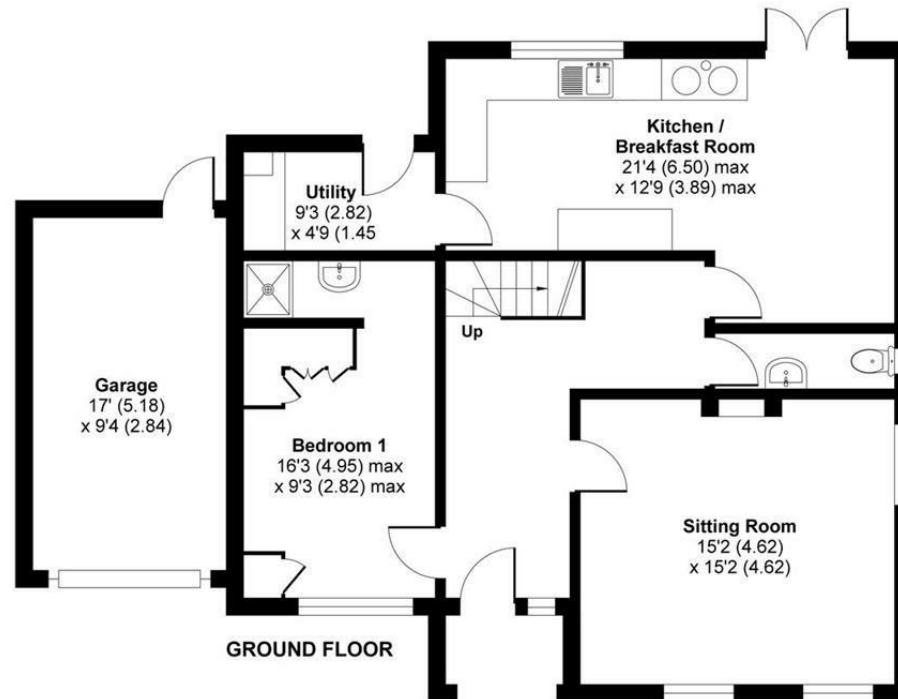
Colerne, Chippenham, SN14

Approximate Area = 1336 sq ft / 124.1 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 1495 sq ft / 138.8 sq m

For identification only - Not to scale For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2020. Produced for Fine & Country. REF: 628402

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