



101 , Bradenstoke, Chippenham, SN15 4EL



- 3 Bedroom Character Grade II Cottage
- Much Improved
- New Central Heating System (LPG GAS)
- Garage
- Beautiful Views
- Refitted Bath/Shower Room
- Oak Framed Extension
- Lovely Village Location
- Viewing recommended





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Guide price £425,000

A much improved 3 bedroom Grade II listed character cottage with GARAGE located in a picturesque Wiltshire village with elevated views over the countryside to the rear.

Internally, the property has been much improved by the current owners and provides a wealth of character throughout with a particular feature of the home being a 19ft Oak framed extension to the rear of the home with vaulted ceiling overlooking the garden and extending into the distance.

Internally the accommodation comprises a sitting room with feature fireplace and woodburner stove. There is an inner hall with cloakroom and side door. The re-fitted kitchen has been updated to include oak units, integrated appliances with double doors from the kitchen lead to the dining/family room as already mentioned. The first floor has been remodelled and improved maximising the space providing a wonderful bath/shower room with rolled top bath and three bedrooms, two of which are good doubles with the main bedroom have a large walk-in wardrobe with plumbing in situ should an en-suite shower room be desired.

Externally, the lengthy rear garden is a particular feature of the home being well established and enjoys a patio area and decked area with shed/summer house with power, taking full advantage of the far reaching views, and for the dog walkers, there is also a Hot/Cold Water tap. From the lawned garden there is a rear gate with steps down leading to a garage (20'06 x 8.1) with power and lighting as well as further on road parking to the front of the property.

All-in-all, a very well presented and much loved home that has to be viewed. Call Alan Hawkins Property Sales on 01793 840222.

#### **Council Tax - Wiltshire Council**

Tax Banding 'D'

For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

#### **Viewings**

Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222







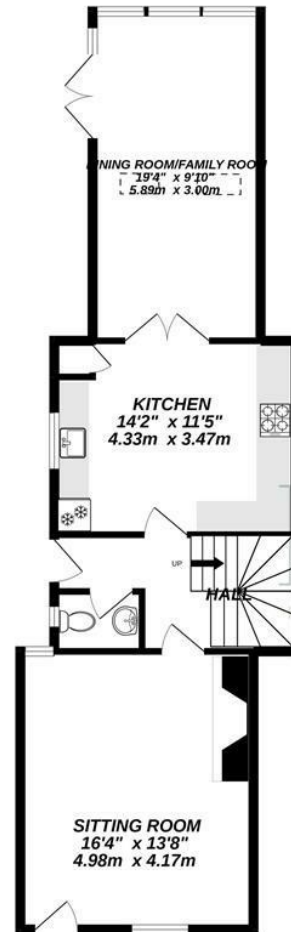




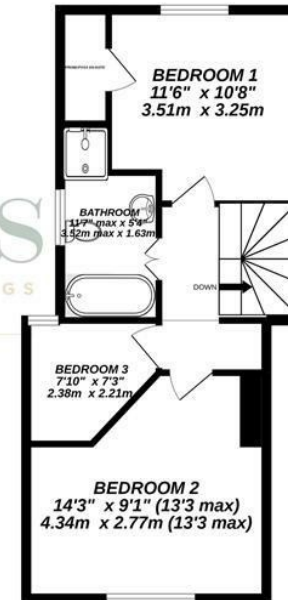




GROUND FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR  
484 sq.ft. (44.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1141 sq.ft. (106.0 sq.m.) approx.

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alanhawkins.co.uk



26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA  
Telephone SALES: 01793 840222 or LETTINGS 01793 855222  
Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk



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