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PROPERTY SALES & LETTINGS
114 Hollow Way, Bradenstoke, Chippenham, SN15 4ES

Extended Three Bedroom Cottage
120ft Rear Garden
Additional c1/2 Acre Paddock Included
Beautifully Presented Throughout
Ground Floor Shower Room
Two Reception Rooms
Underfloor Heating
Two Double Bedrooms
Oil Fired Central Heating
Mains Drainage
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£365,000

An EXTENDED, very well maintained and beautifully presented three bedroom semi-detached cottage boasting an impressive rear garden benefiting ADDITIONAL LAND PURCHASED providing approximately 1/4 of an acre of enclosed paddock backing onto far reaching views across open fields.

The accommodation itself comprises a front entrance hallway, a cosy living room enjoying a free standing multi fuel stove and double doors to a beautiful and spacious kitchen with integrated appliances under solid beech block work tops, Belfast sink, rangemaster oven (subject to negotiation) and flagstone flooring with in turn continues through into the dining area which benefits UNDERFLOOR HEATING, French doors to the rear garden and a separate ground floor shower room.

The first floor provides two double bedrooms, one single bedroom and a family bathroom again having underfloor heating.

The impressive rear garden is c120ft and is mainly laid to lawn and comes fully enclosed with a five bar gate proving access the extra agricultural paddock. A patio area to the side of the property has double gates which can also double up as a driveway for a small vehicle. On street parking is mainly available and used to the front. Further benefits include uPVC double glazing and oil fired central heating.

For more information or to request a viewing, contact Alan Hawkins Property Sales today.

Viewings

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

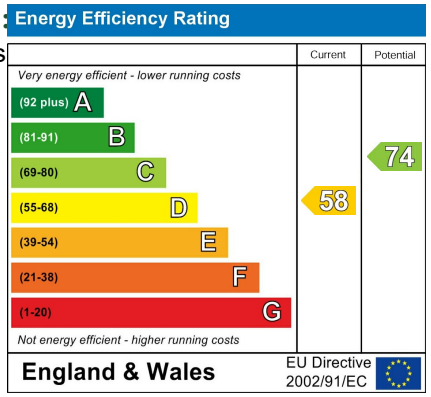
Council Tax - Wiltshire Council

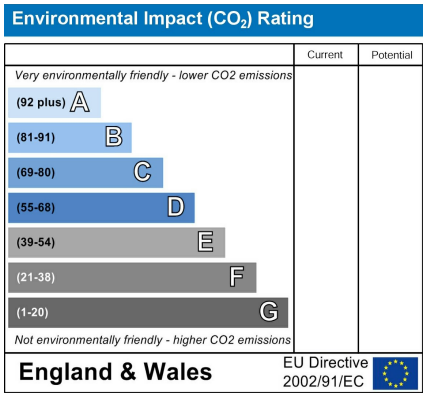
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

Land

The extra land purchased at the bottom of the garden is for agricultural use only. Agricultural use means the use of any tract of land for the production of animal or vegetable life. The uses include, but are not limited to, the pasturing, grazing, and watering of livestock, and the cropping, cultivation, and harvesting of plants.

NB: This





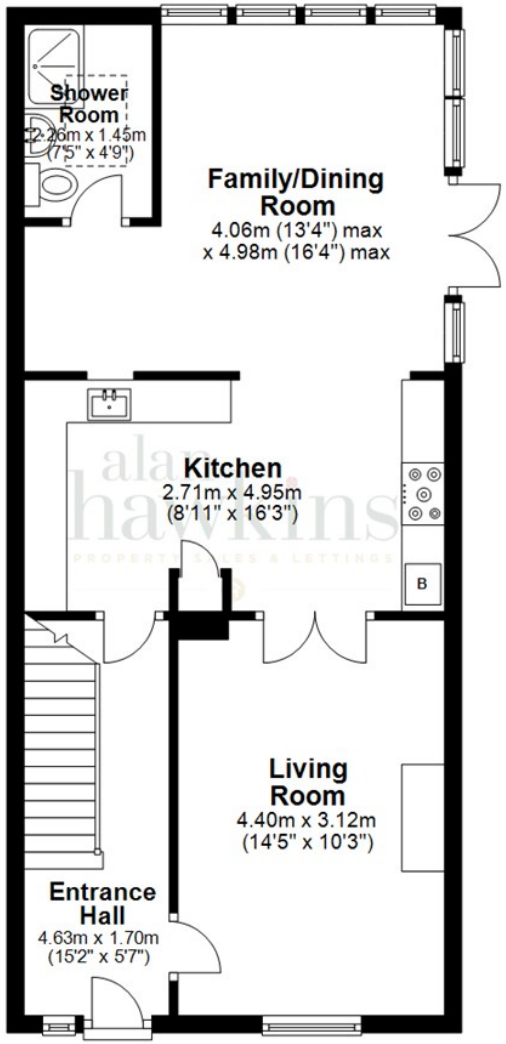
PHOTOS

LOVE

WASHRO

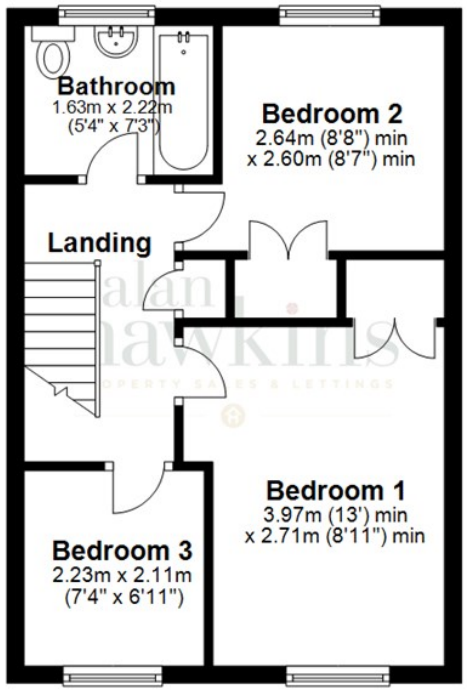
Ground Floor

Approx. 57.0 sq. metres (614.0 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.4 sq. feet)



Total area: approx. 93.6 sq. metres (1007.3 sq. feet)

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alanhawkins.co.uk

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