alan hawkins
PROPERTY SALES & LETTINGS

Elm Cottage 45, Bushton, SN4 7PT

• Four Bedroom Detached Cottage
• Double Storey Extension
• Picturesque Settings
• Stunning Open Views
• Enclosed Garden Surrounding
• Four Double Bedrooms
• Two Reception Rooms
• Utility/Boot Room
• Two Bathrooms
• Some Enhancement Required

Elm Cottage 45, Bushton, SN4 7PT

£499,995

A FOUR DOUBLE BEDROOM detached thatch cottage beautifully situated in a peaceful and rural setting surrounded by stunning OPEN VIEWS across the countryside in the quaint village of Bushton. This picturesque cottage has been EXTENDED and now provides over 1600 sq ft of living accommodation and boast beautiful views from almost every room.

The internal layout comprises an entrance hallway with cloakroom, a large dining room with stairs to the first floor landing, a light and spacious 30ft living room with wood burning stove and double doors to the garden, kitchen and utility/boot room.

The first floor has a 'Jack & Jill' family bathroom leading off the landing and from a spacious dual aspect bedroom two, a master bedroom with en-suite bathroom and a further two double bedrooms.

The surrounding gardens are fully enclosed with a selection of shrubs and trees with low level post and rail fencing to the rear to enjoy the views. Off road parking is to the side with gated access directly into the garden.

The property itself would benefit from new windows and some internal enhancements, however all in all, a superb property which must be viewed! To arrange a viewing, contact Alan Hawkins Property Sales on 01793 840222.

Solid glass pannelled door to the:

Entrance Hallway

Tiled flooring. Ceiling light. Double doors to a boiler cupboard housing the boiler, shelving and fuse board.

WC

Tiled flooring. Ceiling light. Hardwood double glazed window to the front elevation. Single panelled radiator. Corner wash hand basin. Low level WC.

Dining Room

18'11 x 10'9 (5.77m x 3.28m)

Hardwood flooring. Skimmed ceiling. Two wall up lighters. Two hardwood double glazed windows to the side elevation. 90 degree carpeted staircase leading to the first floor landing. Door to the Kitchen and door to the Living Room.

Kitchen

15'7 x 7'10 (4.75m x 2.39m)

Tiled flooring. Two recessed spotlights. Hardwood double glazed window to the side elevation. Double panelled radiator. Stone effect roll top work surface. Space for upright fridge freezer. Space and plumbing for dishwasher. Integrated double oven with cupboard over and under. Integrated four ring electric hob with splash back tiled surround. Stainless steel one and a half bowl sink with side drainer and double cupboard under. A further three single base units. Second roll top work surface with a range of cupboards under and over. Set of drawers. Splash back tiled surround. Hardwood glass panelled door to the:

Utility Room

7'10 x 7'7 (2.39m x 2.31m)

Tiled flooring. Recessed spotlight. Hardwood double glazed window to the front elevation. Hardwood glass panelled stable door to the side elevation. Single panelled radiator. Space for appliances.

From the Kitchen and from the Dining Room door to the :

Living Room

30'5 x 13'6 max (9.27m x 4.11m max)

Hardwood flooring. Skimmed ceiling. Three recessed spotlights. Two wall up lighters. Hardwood double glazed doors to the garden. Three hardwood double glazed windows to the rear elevation and side elevation. Two double panelled radiators. Large brick based fire place, hearth and surround and mantle piece over with a cast iron burner. TV point. Sky point (subject to contract). Telephone point.

First Floor Landing

Hardwood flooring. Skimmed ceiling. Three single pendent lights. Single panelled radiator. Door to airing cupboard with slatted shelving and radiator. Door to:

Master Bedroom

15'11 max x 11'10 (4.85m max x 3.61m)

Laminate flooring. Skimmed ceiling. Single pendent light. Loft hatch to a loft storage area. Two hardwood double glazed windows to the front elevation with countryside views. Double panelled radiator. Door to over stair storage cupboard housing the hot water cylinder and immersion heater. TV point. Hardwood glass panelled doors to the:

En-Suite Bathroom

11'6 x 4'8 (3.51m x 1.42m)

Laminate flooring. Skimmed ceiling. Ceiling light. Hardwood double glazed window to the side elevation with countryside views. Pedestal wash hand basin. Panelled bath. Close coupled WC.

Bedroom Two

14'11 min x 10'0 min (4.55m min x 3.05m min)

Laminate flooring. Skimmed ceiling. Single pendent light. Hardwood double glazed windows to the rear elevation with far reaching countryside views. Hardwood double glazed bay window to the side elevation. Two single panelled radiators. Loft hatch to a loft storage area. Door to the:

Jack & Jill Bathroom

8'10 x 5'11 (2.69m x 1.80m)

Laminate flooring. Skimmed ceiling. Ceiling light. Hardwood double glazed window to the rear elevation with far reach countryside views. Single panelled radiator. Pedestal wash hand basin. Close coupled WC. Panelled bath with electric shower over. Splash back tiled surround.

Bedroom Three

19'9 max x 8'7 max (6.02m max x 2.62m max)

Laminate flooring. Pitched skimmed ceiling. Two single pendent lights. Two hardwood double glazed windows to the side elevation with far reaching countryside views. Two single panelled radiators. Door to built in wardrobe with shelving and hanging rail.

Bedroom Four

14'1 min x 7'11 (4.29m min x 2.41m)

Fitted carpet. Pitched skimmed ceiling. Single pendent light. Hardwood double glazed window to the side elevation with far reaching countryside views. Double panelled radiator.

Outside

Fully enclosed post and rail fencing with wire fencing. Parking for three to four vehicles. Gated access to the:

Garden

Garden mainly laid to lawn. Surrounded by a selection of flower beds, shrubs and trees. Gravelled patio seating area. Brick laid path with gated access leading to the driveway/parking for up to three vehicles. Decked BBQ seating area with post and rail fencing looking out to farmland and enjoying countryside views. Oil tank. Outside cold water tap.

Council Tax - Wiltshire Council

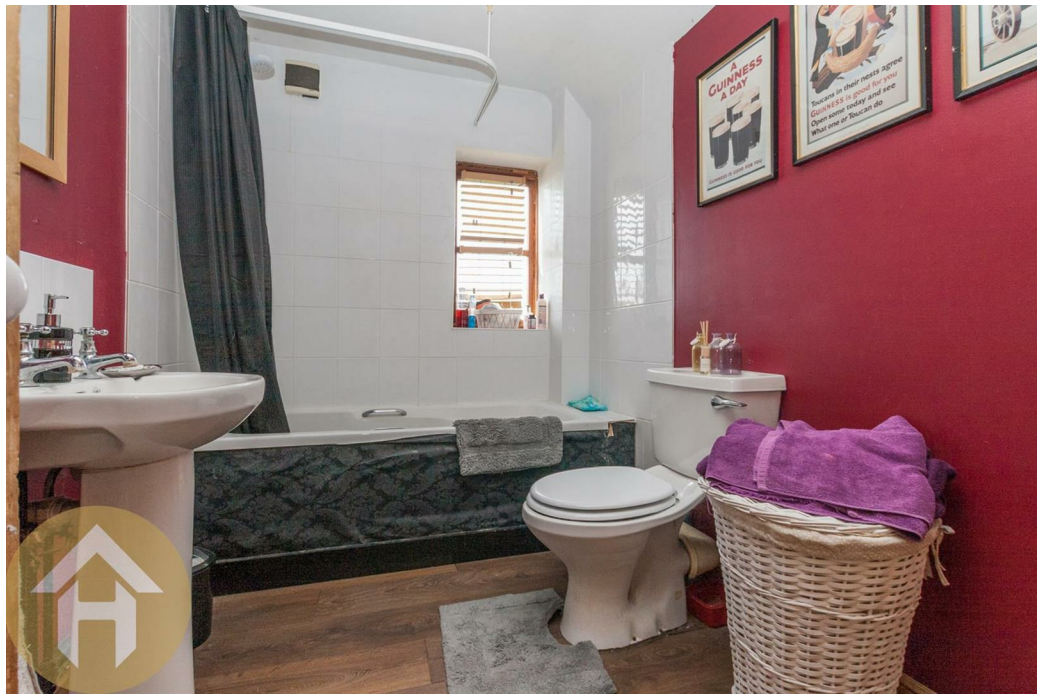
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

Viewings

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

Services

Oil Fired Central Heating
Mains Electrics
Mains Drainage.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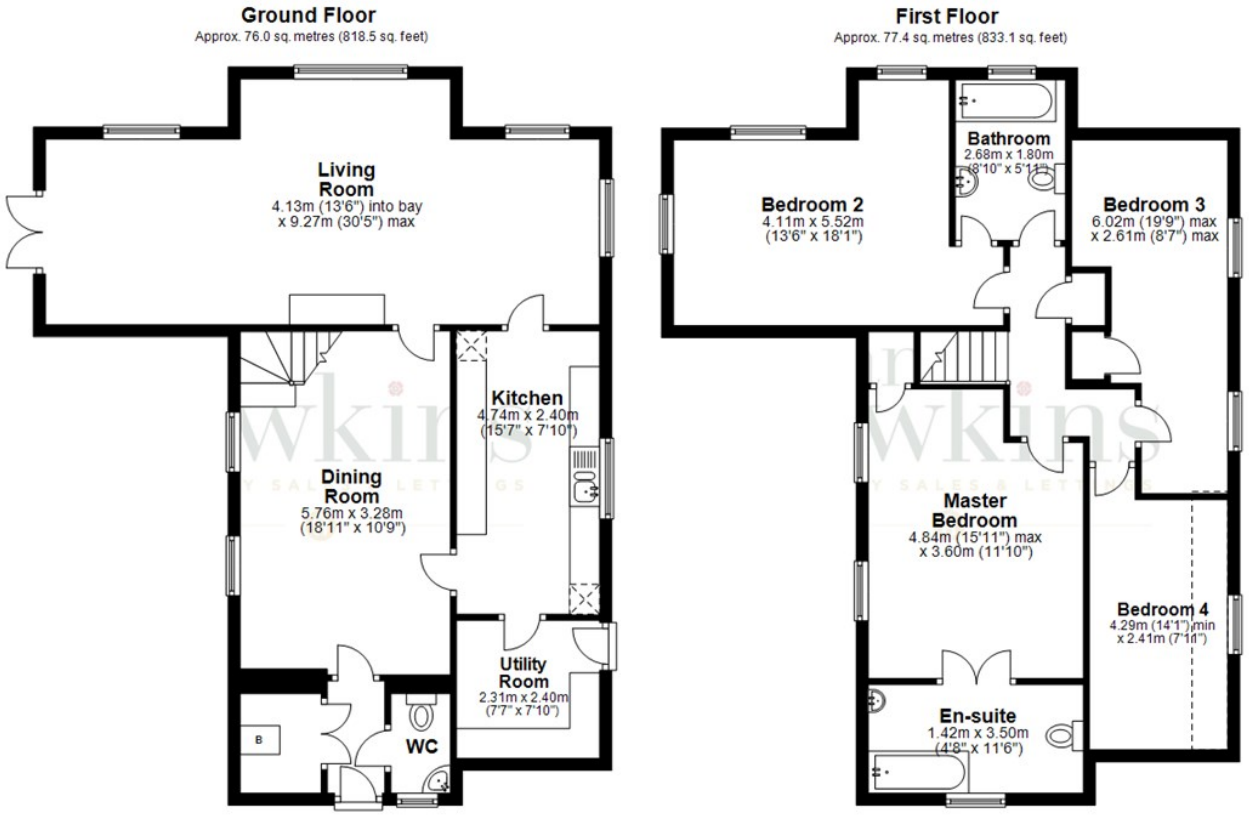

Total area: approx. 153.4 sq. metres (1651.6 sq. feet)

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