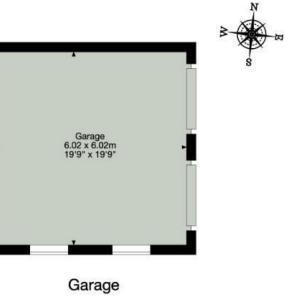


West End, High Street, Marshfield, Chippenham SN14 8JJ
 Approx. Gross Internal Area
 Main House = 1,959 sq ft - 182 sq m
 Garage = 390 sq ft - 36 sq m
 Total Area = 2,349 sq ft - 218 sq m



First Floor



Garage



Ground Floor

KEY

- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

Zest, 1a Mile End, London Road, Bath, BA1 6PT
 happytohelp@zestlovesproperty.com
 01225 481010

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

ZEST ESTATE AGENTS

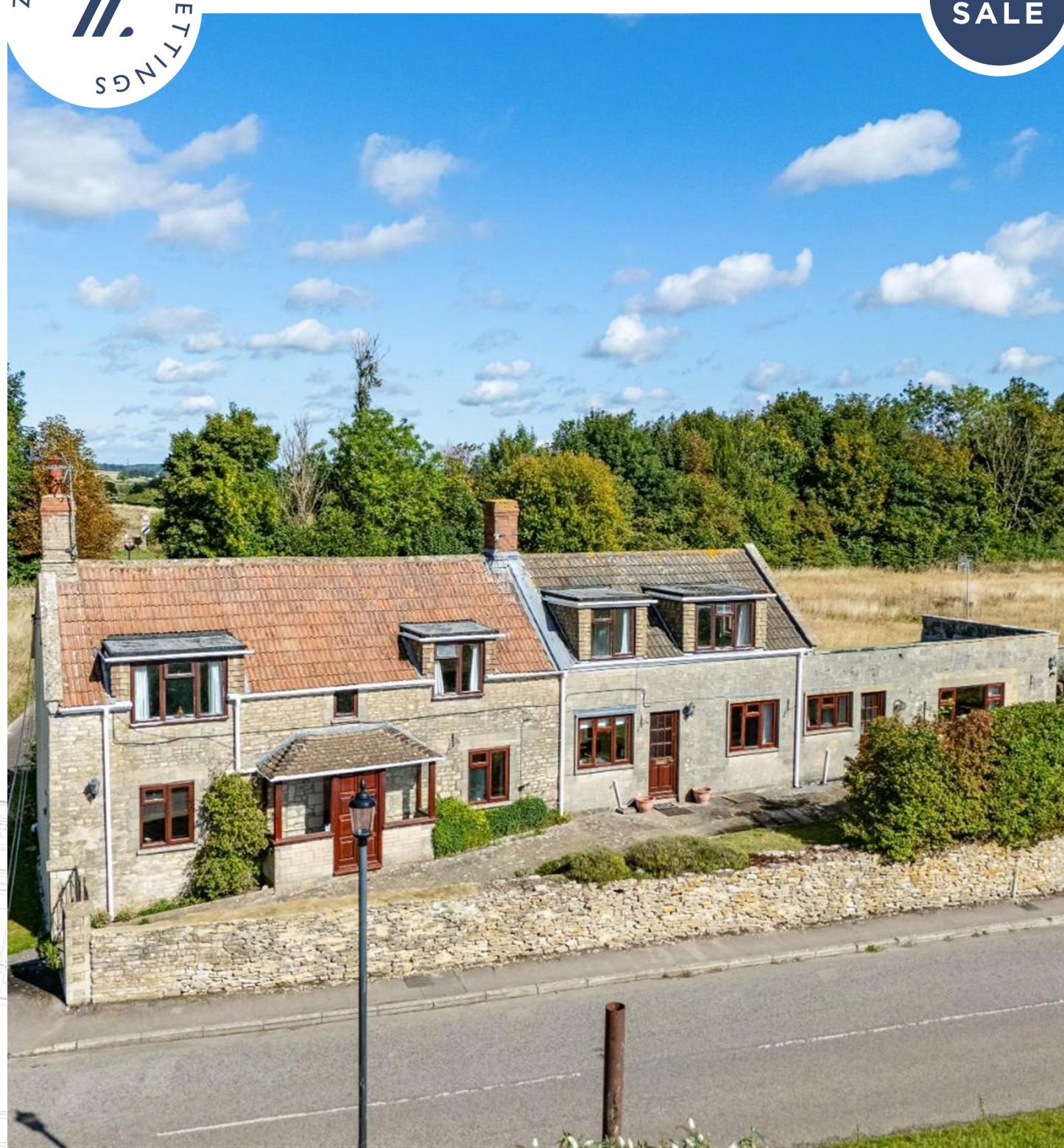
1A MILE END
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 BATH
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FOR
SALE



**HIGH STREET, MARSHFIELD
 SN14 8JJ**

**OFFERS IN EXCESS OF
 £675,000**

4 BEDROOM HOUSE - DETACHED

- Detached Period Family Home
- Set In The Desirable Village Of Marshfield On A Substantial Plot
- 1,959 Sq Ft Of Flexible Internal Accommodation
- Driveway Parking, Garaging & Mature Gardens With Country Views
- Offered To The Market With No Onward Chain
- Freehold, EPC Rating E, Council Tax Band F



DESCRIPTION

West End is a charming and versatile four-bedroom detached home, nestled in the picturesque Cotswold village of Marshfield. Offering spacious and flexible living accommodation, this unique property presents an exciting opportunity for renovation and personalisation to suit a variety of lifestyles. Inside, the home features an inviting living room, alongside two separate kitchen areas, a utility room, a shower room, two dining rooms, providing ample space for both everyday living and entertaining. You will also find the fourth double bedroom on the ground. Upstairs, you'll find three generously sized bedrooms and a well-appointed family bathroom. Outside, the expansive and beautifully maintained gardens create a peaceful, private haven—ideal for keen gardeners or those seeking outdoor tranquility. The double garage offers excellent storage and has great potential to be converted into a home office, studio, or

workshop. There is also plenty of driveway parking available. Lovingly maintained over the years, West End is now ready for its next chapter and would make a wonderful family home. Offered with no onward chain.

LOCATION

Marshfield was a prosperous Cotswold wool town and the high street is very picturesque with seventeenth, eighteenth and early nineteenth century homes. There are two very well regarded pubs in the High Street, the Catherine Wheel, and the Lord Nelson Inn and the pretty Sweetapples tea shop is worth a visit. There is also an interiors shop Vintage and Brown, post office, general shop, doctors surgery and primary school.

Marshfield offers very good access to the M4 and is located approximately 10 miles away from Chippenham railway station, which gives you access to London Paddington within 1 hour and 14 minutes. The World Heritage City of Bath is just 6 miles away also giving you access to wider selection of schools.

