



4 Burton Farm Close, Burton, Chippenham, Wiltshire, SN14 7PG

Substantial Detached Home
Spacious Family Accommodation
5 Double Bedrooms
Remodelled Kitchen/Family Room
2 Receptions plus Study
Bathroom & 2 En-Suites
Large garden backing onto fields
Double Garage
No Chain



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4 The Old School, High Street, Sherston, SN16 0LH
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Approximately 2,230 sq ft

Price Guide: £850,000

‘Backing onto farmland positioned on the edge of this popular village, a substantial detached family sized home’

The Property

This substantial detached home is set within a small select development within the village of Burton backing onto open farmland. Comprising of only 8 detached homes, Burton Farm Close was built in 2001 by a local builder designed in keeping with the village with Cotswold stone dormer and gabled elevations. The property has undergone various improvements recently including new PVC and lead windows and the remodelling of the kitchen to a fashionable open plan kitchen/family room. Further finishes including the re-fitted of the bathrooms are currently being carried out.

This family sized home offers spacious accommodation extending in all to 2,230 sq.ft arranged over two floors. The ground floor opens to an entrance hall with oak staircase and comprises two reception rooms both with sliding doors to the garden, and a separate study. The

kitchen/family room features porcelain tiled flooring and excellent stylish fitted units beneath Quart worktops incorporating a built-in dishwasher. On the first floor there is a spacious landing, five double bedrooms and a family bathroom. Both the principal and second bedroom benefit from en-suite shower rooms and fitted wardrobes. The rear bedrooms enjoy excellent countryside views.

There is off-road parking for two vehicles in addition to the double garage which is adjacent to the utility room complete with rear access. The generously sized rear garden is landscaped to lawn with an east-facing aspect taking full advantage of the sunrises over the adjoining farmland.

Situation

The village of Burton lies on the southern tip of the Cotswolds and is in an area designated as being of outstanding natural beauty comprising a variety of old cottages,



farmhouses and larger country homes. The village has an excellent sense of community amongst the residents. The property is within walking distance of local amenities that include 'The Old House at Home' - a popular public house/restaurant, a new play area and the parish church. Also, within easy reach are several beautiful walking routes including the Church path and footpaths through the rolling countryside. In the nearby village of Acton Turville (0.5 mile) there is a shop and post office and excellent Primary School. A further primary school is at nearby Yatton Keynell. There are direct school bus links from the village centre to primary schools and several secondary schools. More comprehensive amenities can be found in the market town of Chippenham and the Georgian City of Bath both of which have main line rail links and Waitrose at Chipping Sodbury. The property is well placed for access to major road links including the M4 (Junction 18) and the A46 (4 miles) providing excellent

access to Bristol (20 minutes), London and the south west.

Tenure & Services

We understand the property is Freehold with oil fired central heating, mains drainage and water.

Directions

From the M4 (Junction 18) follow signs for Tormarton, Acton Turville and then Burton. On approaching the village, pass The Old House at Home pub and take the next right into Nettleton Road and bear left onto Nettleton Road. Turn left into Burton Farm Close and locate the property in the far right hand corner. Sat nav postcode SN14 7PG

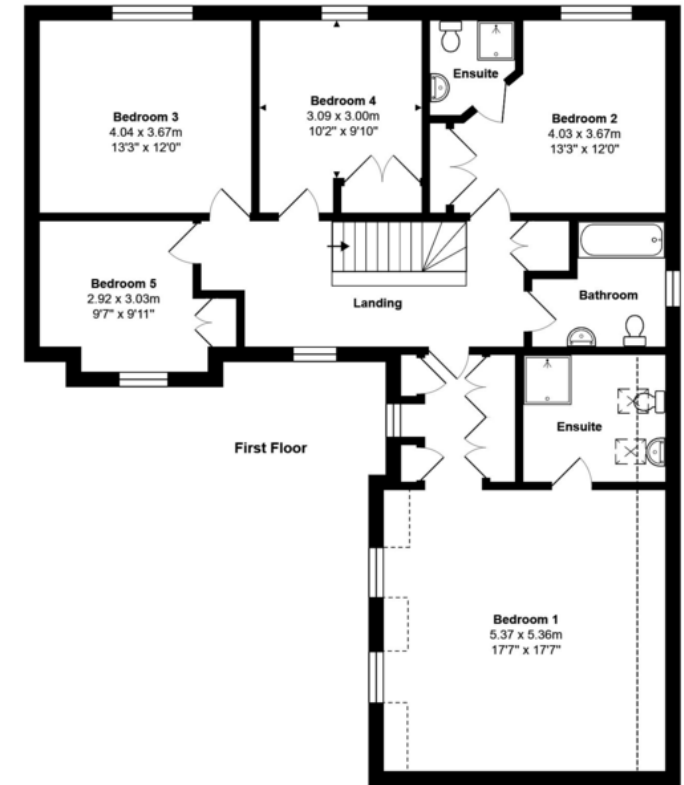
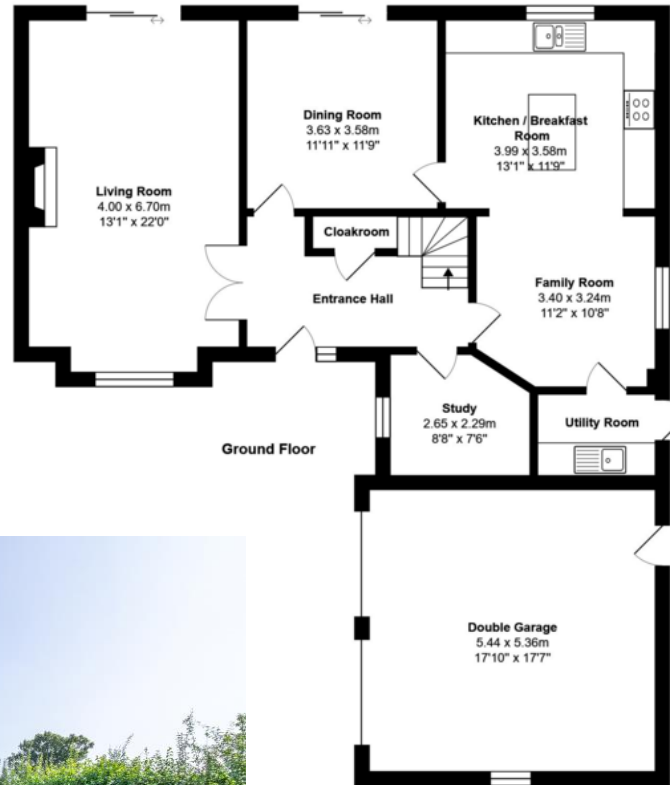
Local Authority
Wiltshire Council
Council Tax Band
G £3,195





Total Area: 207.2 m² ... 2230 ft² (excluding double garage)

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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