



JAMES PYLE & CO.



**Fosse Gate, Littleton Drew, Chippenham, Wiltshire, SN14 7NE**



Detached 18th Century former toll house  
 Rural location overlooking countryside  
 Characterful accommodation  
 4 bedrooms, 2 bathrooms  
 2 reception rooms  
 Country style kitchen  
 Large garden with views  
 Double garage with games room/office

Approximately 0.29 acres  
 Approximately 2,727 sq ft



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £795,000**

‘Set within 0.29 acres of garden surrounded by open countryside, a pretty detached Cotswold stone house and former 18th Century toll house’

### The Property

Originally built in the mid-18th Century as a Toll House and later used as a black smiths, Fosse Gate is a detached rural home with pretty Cotswold stone elevations and an abundance of charm and character internally. The property is located by the ancient unsurfaced Fosse Way, the roman road from Bath to Leicester, and is found on the rural edge of the village of Littleton Drew surrounded by open countryside. In recent years, the property has been upgraded and re-wired throughout to include modern lighting and a new consumer unit, whilst other works carried out include refitting a new en-suite shower room and linking the kitchen to the large reception area.

The characterful accommodation extends in all to 2,031 sq.ft boasting period features including exposed beams, stone mullion leaded light windows, maple and oak flooring, and stone fireplaces. The ground floor includes a beautiful and impressive entrance hall with an oak galleried stairway and downstairs WC off. The spacious living room is dual-aspect with a large stone fireplace at the focal point alongside new

fitted storage. The living room now leads through to the fitted kitchen which features built in appliances and an oil-fired Alpha stove also providing heating and hot water. Completing the ground floor there is a cosy study/dining room with stone fireplace. On the first floor there are four bedrooms all enjoying lovely outlooks across the surrounding farmland. The family bathroom is well-equipped with both a separate bath and shower unit. The principal bedroom suite has superb views over the garden and also benefits from a dressing room and newly fitted en-suite shower room.

Fosse Gate is approached off the byway through double timber gates to a large tarmac private parking area in front of the double garage. The garage has a sizable games room/office over which has potential to be converted into secondary living accommodation (subject to planning). The mature garden extends to 0.29 acres and is laid mostly to lawn with a stone patio area, potting shed, greenhouse and stone shed. The garden is bound by a charming stone wall to the one side screening the lane whilst a lower stone wall allows a wonderful view of the adjoining field.



### Situation

The property is located on the rural edge of Littleton Drew about half a mile from the village itself which is a delightful village just north of the M4 with a pretty church and lovely sense of community. The village is situated only a 5 minute drive from the neighbouring villages of Acton Turville, Grittleton and Castle Combe where there are various amenities. Acton Turville has a village shop with post office and the highly sought after Trinity CE primary school, the Fox & Hounds public house and a small church. Grittleton has an excellent pub, village cricket and church whilst more extensive shopping facilities can be found in the market towns of Malmesbury, Chippenham, Yate or Chipping Sodbury where there is a Waitrose. The picturesque village of Castle Combe is 5 minutes away with a golf course and Michelin star restaurant. The cultural cities of Bath and Bristol are about 20 minutes by car whilst for those needing to travel further afield, there

are frequent inter-city train services at Chippenham and the M4 (Junction 18) is about 5 minutes' drive away providing access to London, the south and the Midlands.

### Tenure & Services

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

### Directions

From Grittleton, head west towards Littleton Drew for 1 mile. The property is located on the right hand side by the sign post to Littleton Drew and the byway. Sat nav postcode SN14 7NE

### Local Authority

Wiltshire Council

**Council Tax Band**  
 G £3,189

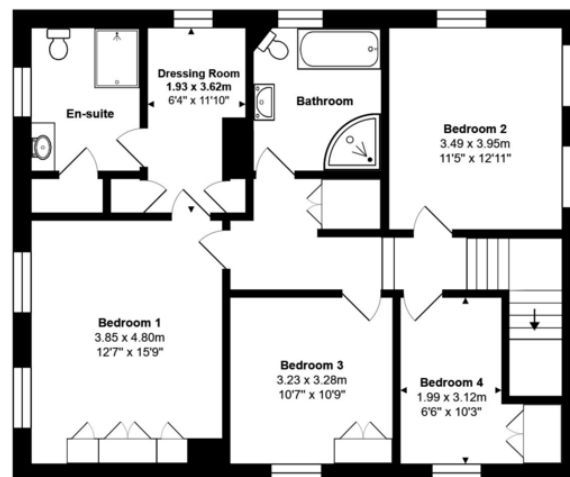




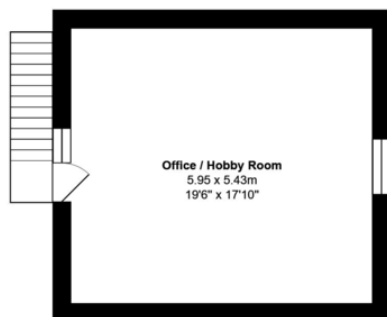




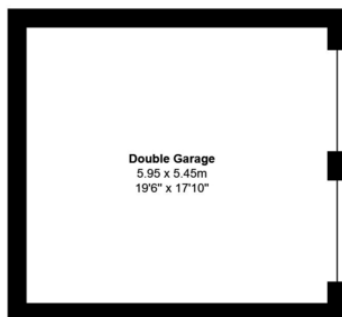
House: 2031 sq.ft  
Total Area: 253.4 m<sup>2</sup> ... 2727 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



1st Floor



Garage 1st Floor



Garage Ground Floor

Not shown in actual position.



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31   F	
1-20	G		



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