



Pedlars Grove, Chapmanslade

£800,000

Council Tax Band F Tax Price £3,033 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the 360 virtual tour and then call Forest Marble 24/7 to book your viewing on this stylish modern executive home set in the popular village of Chapmanslade. Having been fully renovated to an exceptional standard your friends are going to be jealous every time they come over. Offering flexible living on the ground floor, including a striking kitchen and upstairs you have four double bedrooms, two with ensuite and a stunning landing void to sit and relax. Outside you will find a double garage, ample parking and a large garden with views over the fields. To interact with the virtual tour please follow the link <https://tour.giraffe360.com/pedlarschapmanslade/>

Why The Owners Love Their Home

Having bought this property a few years ago and intending on this being our forever home we poured our heart and souls into creating our perfect home. The natural light throughout the property is amazing and friends always comment on this when they come over for barbecues or dinner parties. Watching the cows in the fields whilst washing up always puts a smile on our face. Sitting on the galleried landing and enjoying reading a book whilst the sun streams in and then revealing the most amazing sunsets will be sorely missed. Watching the stars at night from the bath tub is something we all enjoy. The size of the garden for the children to play in and the fact that it is not overlooked and is always in the sun is a real bonus.

The village has been great to live in exploring new countryside walks, or popping into the Beehive for a coffee & cake or a short stroll to the local pub. We have met some wonderful people in the village and they will be truly missed.

Situation

Chapmanslade is an ever popular Wiltshire village found in wonderful countryside close to the Somerset borders between the local towns of Frome and Westbury; also within a few miles of Warminster. The village offers fantastic access to local transport and commuter links as well as being within easy reach of many gorgeous countryside and woodland walks with the local attractions including Cley Hill, Westbury White Horse and Longleat Forest. The village itself has a vibrant active community which offers residents the opportunity to engage with their neighbours and in village events. Chapmanslade has a wonderful village pub in The Three Horseshoes offering food, drink and hospitality along with a beer garden with stunning views of Longleat Forest. A wide variety of other amenities including a school, village hall and recreation ground.

Key Features

- Executive Family Home**
- Countryside Views**
- Village Location**
- Stunning Kitchen**
- Double Garage**
- Modern Living**



Rooms

Entrance Hall

27'4" x 5'7" (8.35m x 1.74m)

Lounge

13'10" x 13'4" (3.99m x 4.08m)

Dining Room

12'2" x 13'6" (3.72m x 4.15m)

Kitchen / Family Room

16'11" x 19'6" (4.91m x 5.97m)

Boot Room

10' x 5'9" (3.05m x 1.80m)

Cloakroom

4'4" x 5'11" (1.34m x 1.56m)

First Floor Landing

Bedroom 1

16' x 14'2" (4.88m x 4.33m)

Ensuite

6'6" x 9'7" (2.01m x 2.96m)

Bedroom 2

10' x 17'4" (3.05m x 5.30m)

Bedroom 3

13'10" x 11'6" (3.99m x 3.54m)

Ensuite

7'4" x 5'9" (2.26m x 1.80m)

Bedroom 4

12'7" x 10'5" (3.87m x 3.20m)

Family Bathroom

6'11" x 9'10" (1.86m x 2.77m)

Garage

16'2" x 16'4" (4.94m x 5.00m)

Parking

A choice of either the block paved driveway to the front or gravel driveway to the side.

Garden

The total plot measures approximately 0.43 of an acre and is mainly laid to lawn with a large patio to the rear of the property. Formal raised feature ponds and separate seating area next to the fields.

Directions

From our offices turn left onto Wallbridge and continue across traffic lights before turning left onto Styles Hill. Continue on this road as you leave Frome and ascend Lodge Hill into the village of Chapmanslade. Pedlars Grove is a private road found on your left hand side. The property will be found at the end of the road.

Agents Notes

There is a small parcel of shared land to the side of the property with the neighbour allowing access to sides of both properties. At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything you need to





Forest Marble Ltd

Forest Marble, 4 Harris Close, Frome BA11 5JY

Call: 01373 482900

Web: www.forestmarble.co.uk

Email: will.parfitt@forestmarble.co.uk

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92-100)		A	
(81-91)		B	
(69-80)		C	
(55-58)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England, Scotland & Wales		0	0
EU Directive 2002/91/EC		2002	2005