



JAMES PYLE<sup>Co.</sup>

**Green Cottage, Littleton Drew, Chippenham, Wiltshire, SN14 7NA**

Impressive Cotswold stone house  
Well-proportioned high specification  
accommodation  
4 king-sized bedrooms  
Bathroom and 3 en-suites  
2 large reception rooms  
Bespoke kitchen/dining room



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Approximately 1 acres  
Approximately 3,666 sq ft

**£3,600 pcm**

‘Commanding a picturesque position overlooking a green and the village church, this substantial Cotswold stone house offers well-proportioned high specification accommodation with 0.50 acre garden.’



### The Property

**DESCRIPTION** Green Cottage is a substantial Cotswold stone built impressive house commanding a superb position in the heart of the rural village of Littleton Drew overlooking a green and the church opposite. Internally, the impressive accommodation boasts generous room proportions and has been finished to an excellent high specification complete with underfloor heating. At the heart of the home there is an spacious quadruple-aspect kitchen/dining room with a large island and contemporary fireplace at the centre point. The bespoke kitchen is very well-equipped with numerous appliances as well as a bar area at the rear with double doors out to the garden. There are two large reception rooms off the entrance hall. On the first floor there are four king-sized bedrooms, three of which with en-suite bathrooms, and a family bathroom.

Externally, a gravelled driveway to the side leads to the double garage and provides plenty of private parking. An additional outbuilding offers a home office with WC. The garden is arranged to the rear of the house backing onto fields and extending to around 0.50 acres. The garden is laid mostly to lawn with a large patio terrace.

**SITUATION** Littleton Drew 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 minutes drive from the neighbouring villages Acton Turville, Grittleton and Castle Combe. Acton Turville has an excellent range of amenities that include a village shop with post office, the highly sought after Trinity CE primary school, the Fox & Hounds

public house and a small church. More extensive shopping facilities can be found in the market towns of Chippenham, Yate or Chipping Sodbury where there is a Waitrose. 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.

### Directions

From the B4039 from the Castle Combe direction, pass the Salutation Inn crossroads, proceed through The Gibb and take the next right hand turn signed towards Littleton Drew. Enter the village and locate the property overlooking the green on the right hand side directly opposite the church. Postcode SN14 7NA. What3words: ///shrubbery.spell.ribs

**Local Authority**  
Wiltshire Council

**Council Tax Band**  
G £3,694

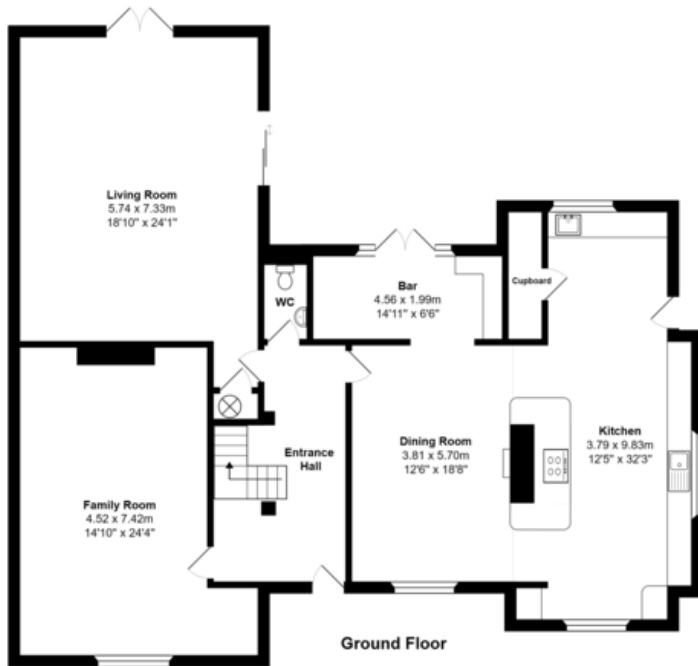
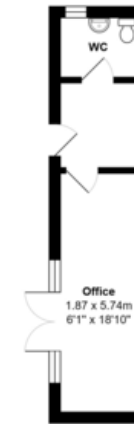
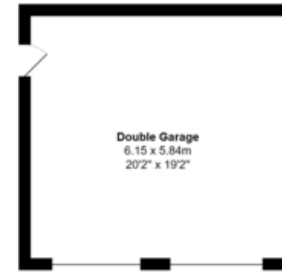




House Area: 340.6 m.sq ... 3666 sq.ft.

Total Area: 394.3 m<sup>2</sup> ... 4244 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	67 D
39-54	E		
21-38	F		
1-20	G		

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