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30 Tutton Hill, Colerne

Guide Price **£450,000**



30 Tutton Hill

Colerne, Chippenham

Setting the scene

Rose cottage is perfectly placed on the slopes of Tutton Hill, immersed in countryside with spectacular views of Box Valley.

Colerne is a village celebrated for its community spirit, array of local clubs, family playground, sports facilities, wealth of amenities and picturesque charm. You will hear many locals referring to the area as “the best place to live”.

Buyers that are purchasing in this area are predominately looking for relaxed countryside living, with the convenience of having amenities on the doorstep, and community cohesion.

Location

The location makes it a popular choice for commuters who want to enjoy the tranquillity of village life while still being within easy reach of the city.

Approximately 7 miles northeast of the historic city of Bath, and 8 miles from Chippenham.

For those needing to commute there is excellent accessibility to the M4 motorway and Bath Spa and Chippenham railway stations with fast speed routes into London Paddington.

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30 Tutton Hill

Colerne, Chippenham

The property

Vendor's viewpoint- " when we bought the property, we fell in love with it. Curved walls, exposed beams, and original wooden floors. The beautiful period features that cannot be mirrored in modern properties."

As you walk along the side path towards the property you will have a feeling of being within a Beatrix Potter novel. Magical English gardens filled with attractive perennial plants, colourful roses, and decorative shrubs.

The property is aesthetically pleasing. The outside of the cottage is painted in fresh white, with climbing roses which flower within the spring and early summer months. On arrival you will be greeted by the French blue painted front wooden door, perfectly complementing the wooden framed latch windows.

Inside, the property is immaculately presented and with contemporary design. Both the past and current owners have used local workmen with exemplary craftsmanship to ensure the original characteristics have been maintained.

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Entrance Hall

From the moment you walk into this property you will be surrounded by CHARACTER FEATURES, terracotta floor tiles and light neutral decoration. Featuring two wooden framed latch window with black wrought iron fixings, allowing light to beam through. There are two handmade wooden cupboards which provides STORAGE and hides the fridge freezer and washing machine. There are wall mounted hooks to place coats and jackets. An archway with an EXPOSED WOOD BEAM which connects the hallway to the kitchen.

Kitchen

11' 0" x 11' 0" (3.35m x 3.35m)

The kitchen is like no other, boasting beautifully BESPOKE LOCAL CRAFTED KITCHEN units decorated with iron latches and handles, BUTLER SINK , wooden beam shelving, QUARTZ worktops, RANGEMASTER double oven and gas hob. There are two perfectly placed windows with curved walls and exposed beams offering delightful views of the garden. A cottage stable door leads you directly into the lounge and dining area.





Reception Room

20' 0" x 10' 11" (6.10m x 3.33m)

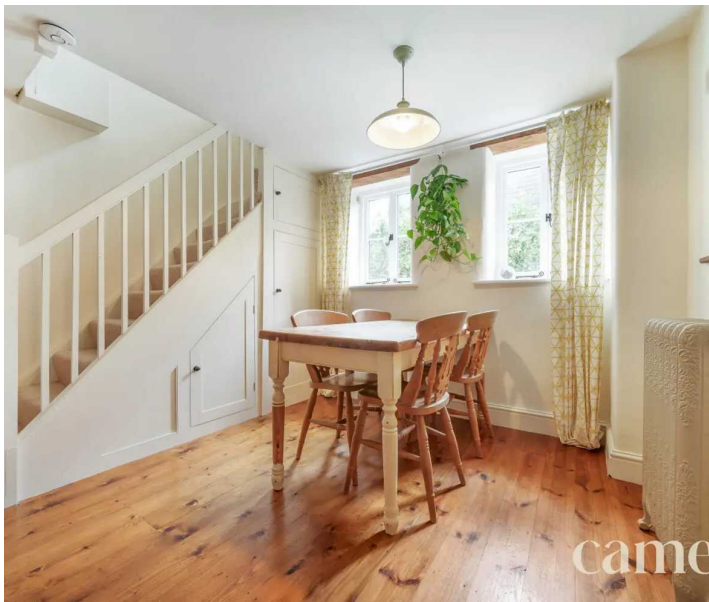
This spacious open plan living room is a perfect space for relaxation, hosting a WOOD BURNER for cosy winters or to warm a chilly summer evening. Beautifully decorated in natural colours. This room is rich in period features to include a vintage wrought iron decorative radiator, exposed WOODEN DOOR BEAMS, wood floors, and natural stone fire surround. There are two newly each containing a deep window ledge

The room has plenty of storage with two alcoves containing bookshelves, cupboard space and under stairs storage. Light streams in the room from the southwest facing adjoining garden/study room.

Garden/Sun Room

10' 0" x 8' 3" (3.05m x 2.51m)

A modern extension to the property, still containing period charm with EXPOSED WOOD BEAM joists, VINTAGE WROUGHT IRON RADIATOR, decorative stone wall and character stone door surround. Fitted with a bespoke solid wood desk, bookshelves, and storage cabinets. The two Velux roof windows and wood/glass French doors makes for a light and airy room and leads directly onto the outside patio area. A private, tranquil place to sit and read a book looking out at the gardens teeming with plants and wildlife.





Landing

As you walk up the light coloured carpeted stairs, you are directly greeted with one newly updated square cottage window containing four glass panels and a deep window ledge, brimming light onto the L shaped hallway. The first floor contains ORIGINAL WOOD FLOORING throughout with different shaped floorboards and attractive wooden knots. There's EAVES STORAGE space discretely tucked away. Each room adjoining the landing has period wooden COTTAGE STYLE DOORS with latch openings. Lighting in the landing is controlled with a dimmer switch to add to the ambiance at different times of the day.

Bedroom Two

11' 0" x 11' 0" (3.35m x 3.35m)

Beautifully painted in Farrow and Ball colours with PERIOD FEATURES to include, original exposed wood floors displaying wonderful wood knots, decorative iron fire place with a WOODEN BEAM MANTLE PLACE, and wrought iron radiator. There are two BUILT IN WARDROBES with wrought black iron hinges and handles. Curved walls lead to the newly updated window with VIEWS OF THE GARDEN.

Bathroom

Featuring VINTAGE STYLE bathroom fixtures, ceramic Pontifex and Emanuel sink, VICTORIAN STYLE TAPS, bath with brass overhead shower. ORNATE WROUGHT IRON RADIATOR, original wood floors, deep ledge window sill, NEW latched cottage style window with exposed wooden beam. Tastefully decorated in a calm and subtle blue.





Bedroom One

11' 0" x 11' 0" (3.35m x 3.35m)

With two beautiful cottage windows overlooking the garden, you will be mesmerised by the DELIGHTFUL VIEWS, roses growing around the window ledge, sounds of rustling trees and tweeting birds create a sense of calm. A spacious room with WOOD FLOORS, WROUGHT IRON RADIATOR, leading directly onto the spacious study/ DRESSING ROOM.

Study/Dressing room

11' 0" x 4' 8" (3.35m x 1.42m)

Currently used as an office, this extra room can be adapted for many uses. It would make for a perfect DRESSING ROOM, and could even be transformed into an ensuite Bathroom. There are double BUILT IN WARDROBES, wooden floors and pretty garden views.





GARDEN

120' 0" x 26' 5" (36.58m x 8.05m)

Sizes are approximate. The PRIVATE SPRAWLING GARDEN contains a PATIO AREA, flat LUSCIOUS GREEN LAWN with a wooden pergola. A winding barked path with an adjacent stone wall leads onto the ROSE GARDEN filled with fragrant and vibrant plants and flowers. Towards the end of the garden you will find an apple tree, vegetable patch and the most spectacular far reaching VIEWS OF BOX VALLEY.

PARKING

Parking is available outside the property on the hill.





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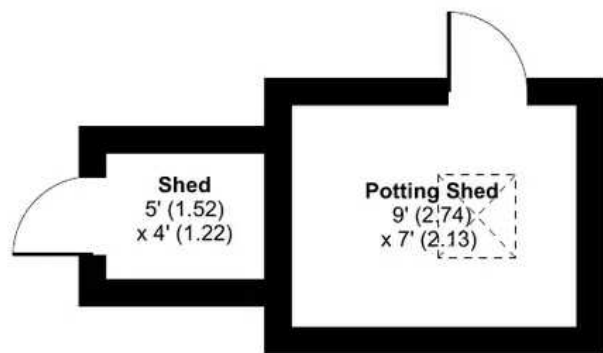
Tutton Hill, Colerne, Chippenham, SN14

Approximate Area = 954 sq ft / 88.6 sq m

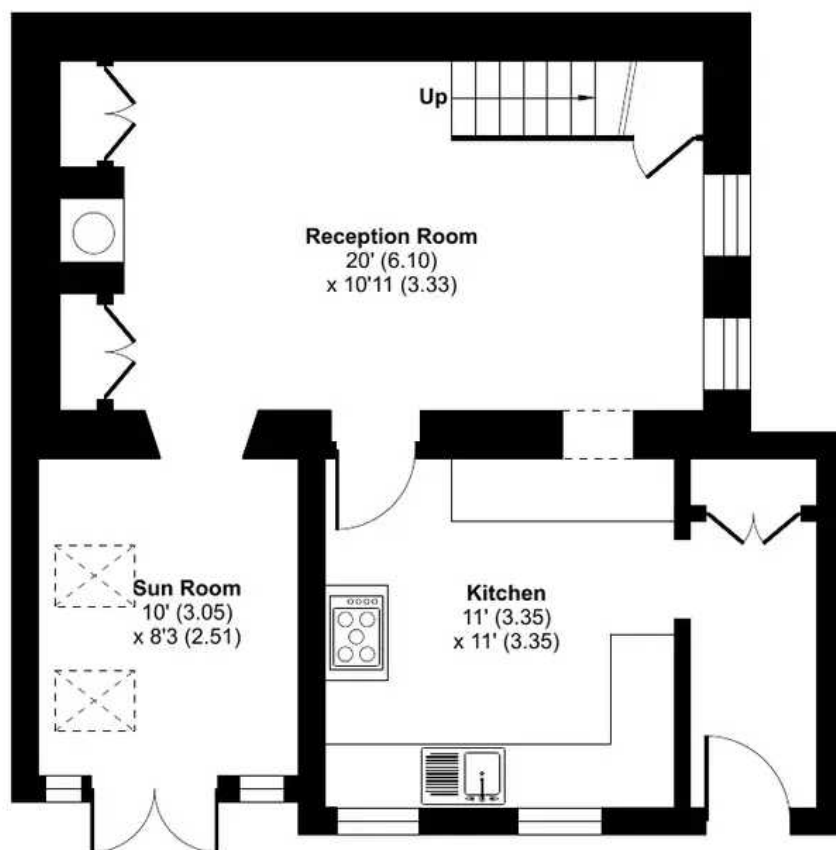
Outbuildings = 83 sq ft / 7.7 sq m

Total = 1037 sq ft / 96.3 sq m

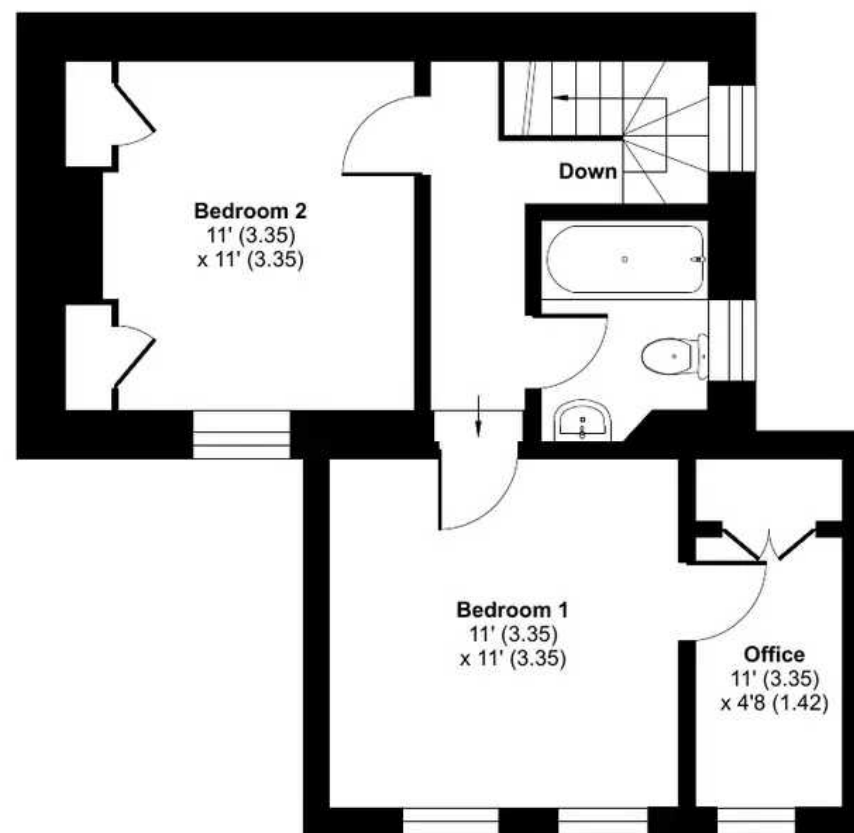
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OUTBUILDING 1 / 2



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Camella Estate Agent Ltd. REF: 1014571

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