



## 2 Hinton Farm Cottage

Hinton

£425,000







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Hinton, Chippenham, SN14 8HG

Charming 3 bedroom cottage set in spacious gardens, located in a semi-rural village with a vibrant local community at its heart.

The semi-detached property is beautifully modernised and presented for sale – whilst preserving the interesting features that set it apart. A central datestone suggests the cottages were constructed in 1827, in attractive natural stone with stone dressings with a slate tile roof. The accommodation comprises a 19' living room featuring a log burner in feature fireplace and dining area, opening to a spacious kitchen with lofty ceiling which opens on to the rear garden. There is a downstairs bathroom off and stairs rising, with cupboard under. Upstairs, there are three bedrooms and a further shower room. The garden is essentially double size, backing on to fields to the rear and ideal for a 'kick around' – alternatively a peaceful sanctuary for those with green fingers. In the spring and summer this garden enjoys sun all afternoon and into the evening.

Hinton, Dyrham and Doynton form a unique and long-standing triality, and this continues today in a strong social community with shared summer events, parish walks with idyllic scenery, not to mention two excellent pubs!

- Character Grade II Listed Cottage
- Large Garden
- Off Road Parking
- 3 Bedrooms, 2 Bathrooms
- Peaceful Rural Location
- Strong Village Community
- Energy Efficiency Band E



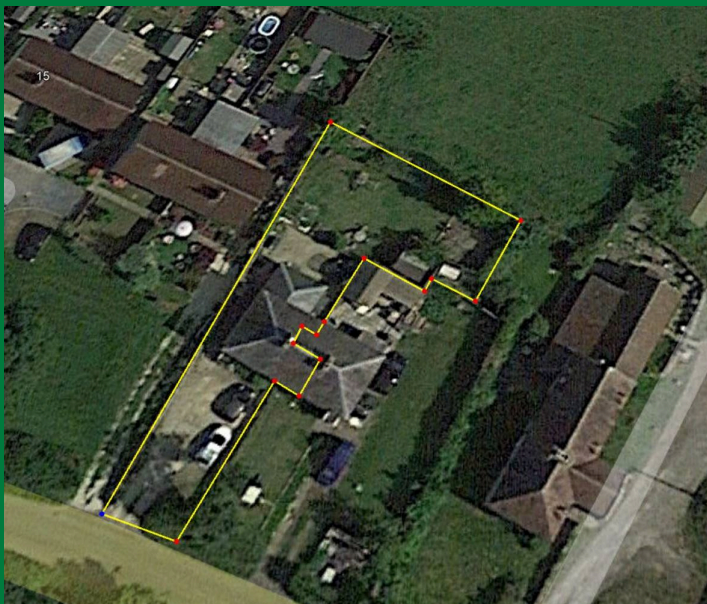




## Location:-

Hinton, Chippenham

Hinton is a desirable semi-rural country village that lies geographically about 20 minutes away from the centres of both Bath & Bristol. Although it is on the edge of the countryside, it is unusually convenient for commuting and transport links - being less than a 5 minute drive from the M4 J18 ! Mainline rail services to London can be accessed via Bath, Bristol or Chippenham rail stations. Just up the road, there is a local pub restaurant called The Bull Inn which has a reputation for excellence - meanwhile convenience stores, cafe, sandwich shop, school and pubs are a 5 minute drive away in the neighbouring village of Pucklechurch. As Hinton is on the edge of the countryside, the neighbouring village of Dyrham is a pleasant walk, home to National Trust's Dyrham Park estate, and there is a strong community between the two villages with shared events such as a summer fete.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		
EU Directive 2002/91/EC		

## Further Details:-

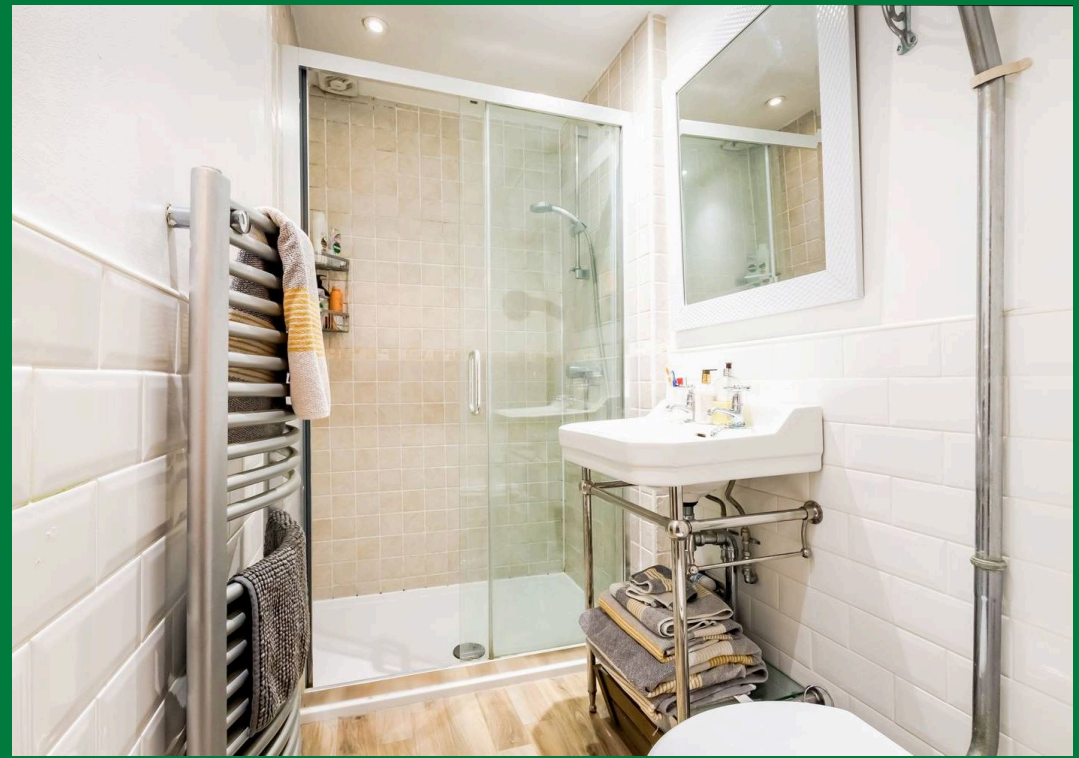
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

Services: Mains electricity and water. LPG central heating, share of septic tank system.

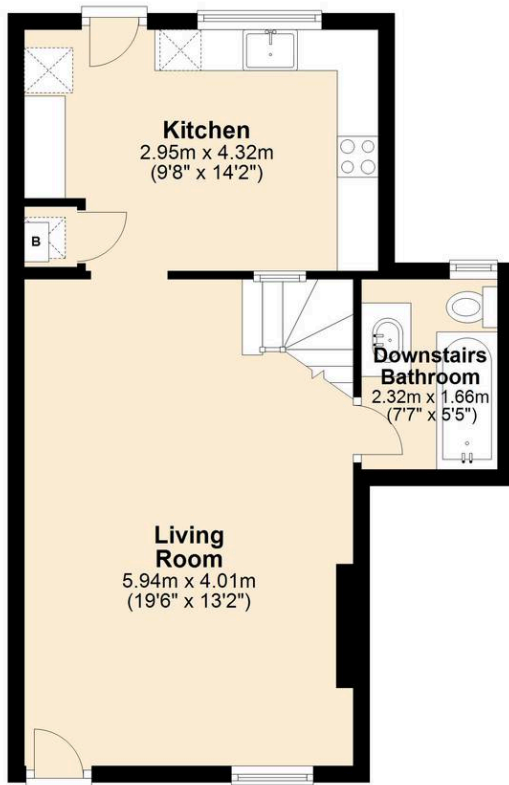






## Ground Floor

Approx. 41.1 sq. metres (442.3 sq. feet)



## First Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



Total area: approx. 79.5 sq. metres (856.0 sq. feet)

Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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