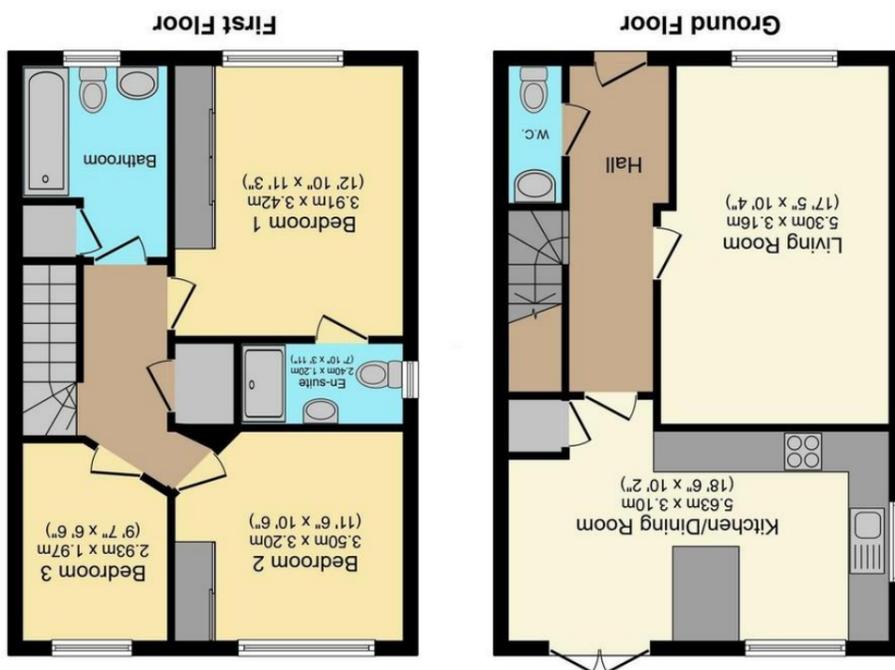


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Total floor area 95.7 m² (1,030 sq.ft.) approx



6 Phillips Grove, Yatton Keynell, Chippenham, SN14 7FA

David Ingram RESIDENTIAL logo

6 Phillips Grove, Yatton Keynell, Chippenham, SN14 7FA

£500,000

Offered for sale with no onward chain, this outstanding detached home was built in 2021 with approx. 6 1/2 years remaining on the builders warranty. Nestled in an area of Outstanding Natural Beauty within an exclusive private development of just 7 luxury 3 & 4 bedroom homes designed by local architects and built by award-winning homebuilder Princeton Homes. Thoughtfully designed to provide superior comfort and style, luxury merges with modern living in this stunning property.

With an unrivalled specification and a professionally landscaped garden, the property incorporates cutting-edge, sustainable technology including air source heat pumps, resulting in a highly economical, energy-efficient home. Quartz worktops & upstands, integrated appliances, high quality sanitary ware, LED counter top lighting, Luxury Vinyl Tile flooring and high quality carpets throughout, and large built in wardrobes to both double bedrooms, all help to give this home a truly special finish. The exterior styling of the house is quintessentially traditional to blend seamlessly with Yatton Keynell's character architecture.

Situated in the South Cotswolds, Yatton Keynell's scenic limestone grasslands & period stone buildings are rich in history. The market towns of Chippenham & Corsham are just a short distance by car, offering a range of shops and restaurants, with the bustling culture of Bath & Bristol slightly further afield. Convenient access to the M4 and a mainline station at Chippenham facilitate easy travel to London & the South West, whilst buses run from the village to Chippenham and Bath. This rural oasis is perfectly positioned for those seeking the ideal country lifestyle. Bordered by a green belt, the village remains largely untouched. At its centre lie a quaint shop and post office, 13th-century church, and traditional pub, with a doctors surgery and dental practice a stone's throw away, as well as a Golf Driving Range. The local primary school, Brook Valley C of E, was rated 'Outstanding' in its last Ofsted report, whilst independent day schools Calder House and Heywood Prep are around ten minutes' drive. The village hall runs a variety of classes, including pilates and ballroom, with a modern playground, tennis court, and fitness area located outside. Plenty of public footpaths make exploring Wiltshire's scenic countryside easy, winding past Halfpenny Pool, the beautiful village duck pond, not far from Phillips Grove. The historic villages of Castle Combe and Lacock are close by, as are the luxurious Manor House Golf Club and Castle Combe Circuit.



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