



2, The Courtyard, Upper Seagry,

Price Guide £425,000

A superb Georgian style home (1344 sq ft), in a courtyard setting on the edge of this popular village.

3 double bedrooms, bathroom and en suite shower. Hall, cloakroom, study, sitting room, dining room, kitchen/breakfast room, utility room.

West facing rear garden, large garage, private and visitors' parking, communal gardens.

NO ONWARD CHAIN



2 The Courtyard, Upper Seagry,

The Property

Built in 1997, 'The Courtyard' is a select development of nine properties, built in a Georgian style, in three clusters of three, arranged around a central water feature. This two storey home has elegant proportions and higher than normal ceilings. It benefits from an east-west orientation making the accommodation light and airy. Like the two reception rooms, all three bedrooms have two windows, and two have built-in wardrobes.

The Accommodation

The front door leads into a hall with a large cloakroom off, proving useful storage. On the left, through an arch is a study with the staircase off. On the right of the hall, double doors lead into an almost square sitting room with a fireplace surround fitted with a bottled gas coal fire. Double doors at the rear lead to the dining room, which also connects to the L shaped kitchen/breakfast room. This has a range of limed oak units with a built-in oven and separate grill, an electric hob with extractor over and an integrated fridge. There is space for a washing machine and a ceramic sink. The adjacent utility room has an external door, the oil fired boiler and space for three under counter appliances. The first floor landing is spacious and has an airing cupboard housing the hot water cylinder, plus an access hatch to the loft with a ladder. The main bedroom has extensive wardrobes and an en suite shower with a large walk-in cubicle. There is also a useful storage cupboard. Bedroom two also has a fitted wardrobes and bedroom three is also large enough for a double bed if required. The family bathroom has a shower over the bath.

Outside

At the front, a gate and path are flanked by lawn either side. At the rear, the west facing garden is gravelled and paved for ease of maintenance and enclosed for privacy. There are shrub borders, an outside light and tap. There is an allocated private parking space, visitors parking, and a large communal garden beyond the north end of the fountain, where there are picnic benches. Beyond

the rear gate is a block of garages and the second last belongs to No 2. There is an allocated private parking space close to the rear gate.

Garage

18'2" by 17'6" max (5.55m by 5.35m max)

Up and over door, power and light. Adjacent is a communal utility room with a sink.

Tenure

While the property is Freehold, the purchaser on completion receives a share in the management company run by the residents who provide buildings insurance, external maintenance, communal gardening, plus lighting and water costs for the communal areas, and maintenance of the water feature for £125 pcm.

General

Mains water, electricity and drainage are connected. The oil boiler is in the utility room. Council Tax Band E - £2331.66 payable for 2020/21. EPC rating D -59.

Location

Upper Seagry is a small rural village located about five miles south of Malmesbury. The village has a primary school, church and public house. Junction 17 of the M4 is conveniently close by providing access to the areas major employment centres of Swindon, Bath and Bristol. An intercity train service is available from Chippenham providing service to Paddington in just over an hour.

Directions to SN15 5JZ

From Malmesbury head south towards Chippenham on the A429. Shortly after the end of the 40 mph zone turn left into Grange Lane which takes you to Startley. Proceed through Startley and as you enter Upper Seagry turn right in front of The New Inn pub into Henn Lane and take the first right into 'The Courtyard' where there is allocated visitors parking.



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