



1 Burton Farm Close, Burton, Chippenham, Wiltshire, SN14 7PG

Detached Village House  
Small Select Close  
Substantial Accommodation  
5 Bedrooms  
4 Reception Rooms & Conservatory  
Family Bathroom & 2 En-suites  
Kitchen with Utility Room  
Double Garage & Driveway Parking  
Gardens  
Walking distance to amenities



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**Price Guide: £725,000**

Approximately 2,460 sq ft

‘Forming part of a small close of only 8 homes, this superb detached house boasts substantial and well-configured accommodation of 2,460 sq.ft. plus a double garage, located within striking distance to the surrounding countryside and village pub’

### The Property

This superb detached home is situated within a small select development of only 8 detached homes set towards the rural edge of the village. Burton Farm Close was constructed in 2001 by a local builder designed with an attractive dormer frontage incorporating Cotswold stone and rendered elevations sympathetic to the village.

A notable feature of the property is the sizable accommodation which extends in all to 2,460 sq.ft. spanning over two floors boasting substantial reception space in particular, ideal for family living. The ground floor layout flows from room to room comprising four reception rooms plus a conservatory overlooking the garden and featuring underfloor heating beneath tiled flooring. The light filled dual-aspect living room has a fireplace complete with wood burner inset. The kitchen/breakfast room is fitted with an integrated fridge/freezer and dishwasher alongside a Rangemaster cooker, whilst there is a useful utility room off with a

side door accessing the driveway. On the first floor, there are five bedrooms all featuring built-in storage. Both the principal and second bedroom boast an array of fitted wardrobes and en-suite shower rooms. The family bathroom is well-fitted with both a separate bath and shower unit.

Outside, the front of the property overlooks a quiet leafy lane whilst the driveway is accessed via the close to the side with driveway parking in front of the large integral double garage. There is a small front garden with mature shrubs screening the property and a Cotswold stone traditional wall. The enclosed rear garden has a south-east facing aspect and is landscaped with a large patio terrace off the conservatory whilst steps lead up to a lawn bordered by heather.

### Situation

The village of Burton lies on the southern tip of the Cotswolds and is in an area designated as being of outstanding natural beauty comprising a variety of old cottages,



farmhouses and larger country homes. The village has an excellent sense of community amongst the residents. The property is within walking distance of local amenities that include 'The Old House at Home' - a popular public house/restaurant, a new play area and the parish church. Also, within easy reach are several beautiful walking routes including the Church path and footpaths through the rolling countryside. In the nearby village of Acton Turville (0.5 mile) there is a shop and post office and excellent Primary School. A further primary school is at nearby Yatton Keynell. There are direct school bus links from the village centre to primary schools and several secondary schools. More comprehensive amenities can be found in the market town of Chippenham and the Georgian City of Bath both of which have main line rail links and Waitrose at Chipping Sodbury. The property is well placed for access to major road links including the M4 (Junction 18) and the A46 (4 miles) providing excellent access to Bristol (20 minutes), London and the south west.

### Tenure & Services

We understand the property is Freehold with oil fired central heating, mains drainage and water.

### Directions

From the M4 (Junction 18) follow signs for Tormarton, Acton Turville and then Burton. On approaching the village, pass The Old House at Home pub and take the next right into Nettleton Road and bear left onto Nettleton Road. Locate the property at the entrance to Burton Farm Close on the left. Sat nav postcode SN14 7PG

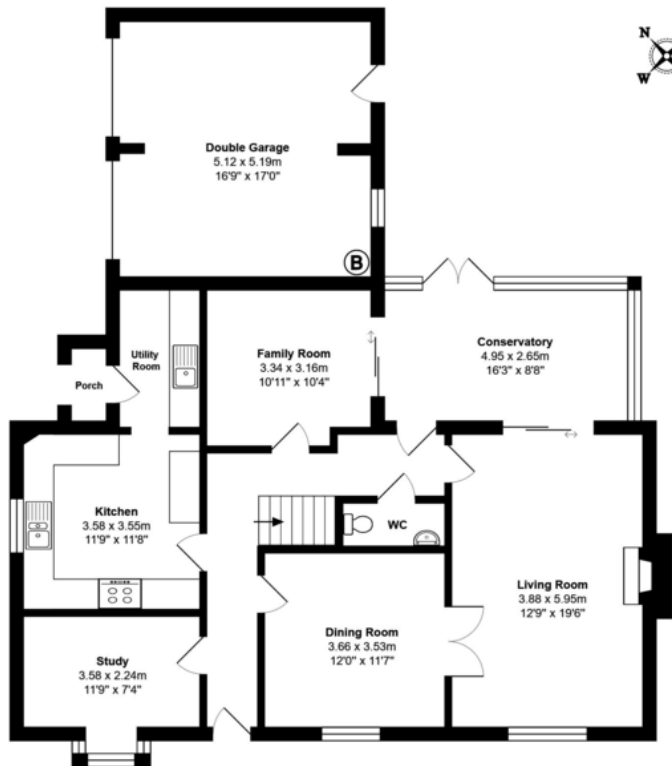
### Local Authority

Wiltshire Council

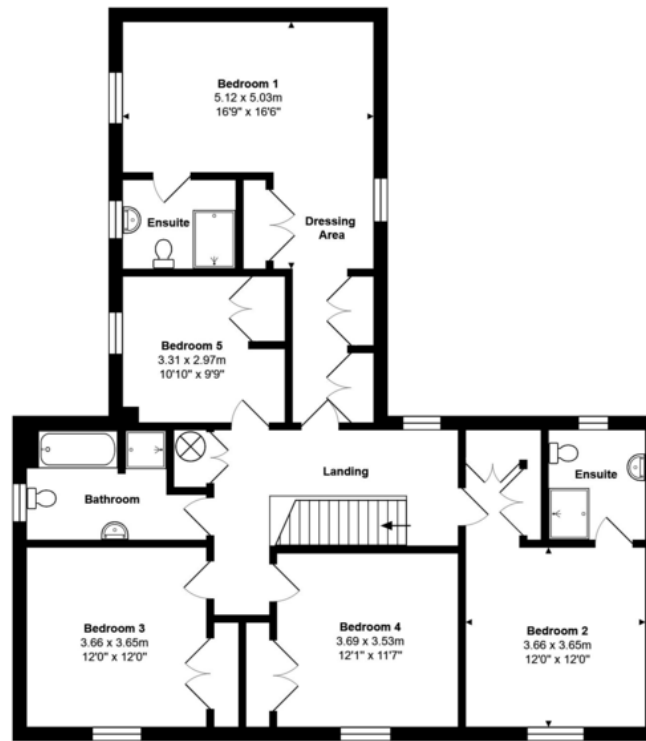
### Council Tax Band

G £3,041





Ground Floor



1st Floor

Total Area: 228.6 m<sup>2</sup> ... 2460 ft<sup>2</sup> (excluding double garage)

All measurements are approximate and for display purposes only

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



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