



Rose Cottage, Avon  
Chippenham, SN15 4LS





## Rose Cottage, Avon, Chippenham, SN15 4LS

Spacious four bedroom detached house pleasantly situated in a scenic rural location surrounded by open countryside. The property would be ideal for purchasers with equestrian interests as the property benefits from having a paddock with stables, tack room, store room/barn and field shelter. In total the plot extends to just under 2.5 acres.

- Four Bedroom Detached House
- Spacious Accommodation
- 2 Acre Paddock & Stables
- Detached Double Garage
- Surrounded By Countryside
- Rural Location
- No Onward Chain
- Viewing Highly Recommended

Asking Price £650,000



## Description

Rose Cottage is a spacious four bedroom detached house pleasantly situated in a scenic rural location surrounded by open countryside. The property would be ideal for purchasers with equestrian interests as the property benefits from having a paddock with stables, tack room, store room/barn and field shelter. In total the paddock measures about 2 acres whilst the house sits in gardens of about 0.3 acres. Believed to originally date back to the late 1800s Rose Cottage has been significantly extended in more recent years to offer well proportioned accommodation arranged over two floors. In brief the ground floor comprises entrance porch, entrance hallway with stairs rising to the first floor, sitting room with woodburner, family room, kitchen/dining room with Rangemaster, utility area, cloakroom and boiler room. To the first floor are four bedrooms, all with a pleasant outlook, and family bathroom. Externally, in addition to the garden and paddock, there is a detached double garage with driveway parking in front. An internal viewing is highly recommended. **NO ONWARD CHAIN.** The site plan is for illustration purposes only and does not give the exact boundaries.

## Situation

The property is situated in a scenic rural position in the small hamlet of Avon, just a short distance from the nearby villages of Langley Burrell and East Tytherton. Avon lies just north of Chippenham, Wiltshire from which there is quick and easy access to the M4 motorway at Junction 17 (about 12 minutes or so) and also to the major centres of Bath, Bristol, Swindon and London. The mainline railway station (London-Paddington) is about 5 miles away. Chippenham benefits from excellent schooling, both primary and secondary, sports centres and numerous High Street shops and supermarkets, cinema and public parks.

## Property Information

Council Tax Band; F

Freehold

Private Drainage

Oil Fired Central Heating

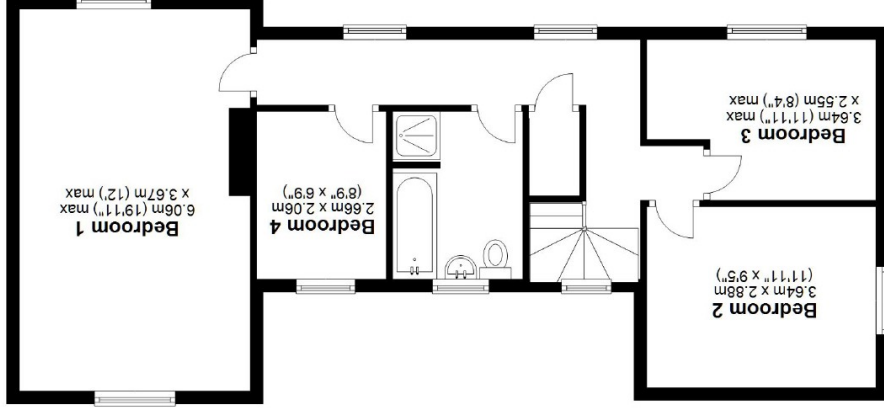
EPC Rating; E

No Onward Chain

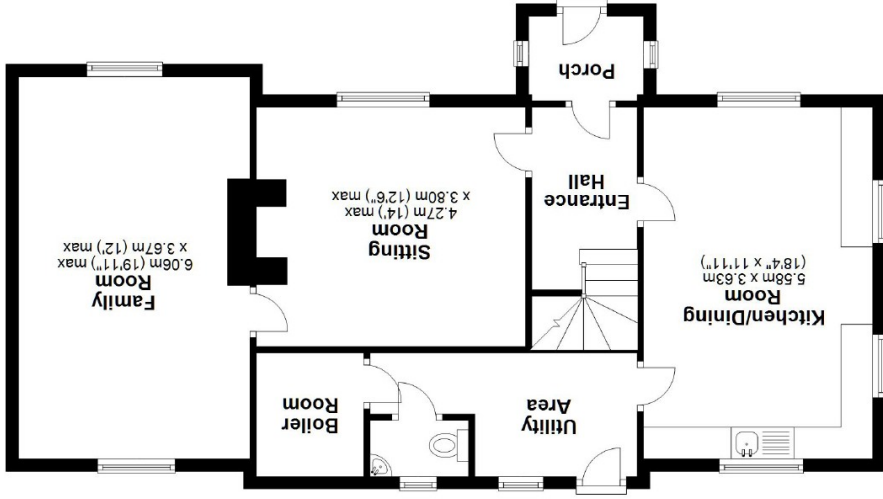




Total area: approx. 193.4 sq. metres (2081.5 sq. feet)  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.



First Floor  
Approx. 66.2 sq. metres (712.7 sq. feet)



Ground Floor & Double Garage  
Approx. 127.2 sq. metres (1368.7 sq. feet)