Broughton Gifford

Broughton Gifford, SN12 8PH

STRAKERS

133 The Street, Broughton Gifford, Wiltshire, SN12 8PH

Broughton Gifford is a desirable village with a rich history, there is an excellent public house, in addition to a church and village hall. More extensive amenities can be found in Bradford on Avon and Bath, which both provide a wide range of cultural, leisure and shopping amenities as well as some superb restaurants. There is an excellent village primary school, St Mary's very close by, and there is an abundance of first class schooling at, amongst others, Dauntsey's, Stonar School, St Mary's and St Margaret's in Calne, Prior Park, The Royal High School and King Edward's in Bath. There are excellent sporting facilities in the area and the Wiltshire countryside offers beautiful walks. Babington House and the Thermae Bath Spa are not too far away and both offer tranquil retreats. The busy market town of Melksham is closeby, Bradford on Avon 4 miles, Chippenham 9 miles, Bath 10 miles (All distances are approximate).

- 3 Bedroom Character Cottage
- Sought After Village Location
- 3 Double Bedrooms
- Garage And Parking
- Oil Central Heating
- No Onward Chain

Guide Price £435,000

We are delighted to offer for sale this VERY ATTRACTIVE 3 BEDROOM PERIOD COTTAGE only a short stroll from the common and local pub, and situated in the highly sought after village of Broughton Gifford. Originally built circa 1800 and extended latterly the accommodation offers spacious living which briefly comprises an entrance hall, utility room, living room, separate dining room, kitchen breakfast room plus a very useful refitted ground floor cloakroom to the ground floor. While to the first floor are 3 DOUBLE BEDROOMS plus a refitted contemporary family bathroom. Additional features include ceiling beams, fireplace as well as double glazing, oil central heating and an enclosed rear enclosed garden offering a good degree of privacy along with ample parking leading to a detached single garage. The property is offered for sale with the benefit of NO ONWARD CHAIN with an early Viewing being strongly recommended.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only.

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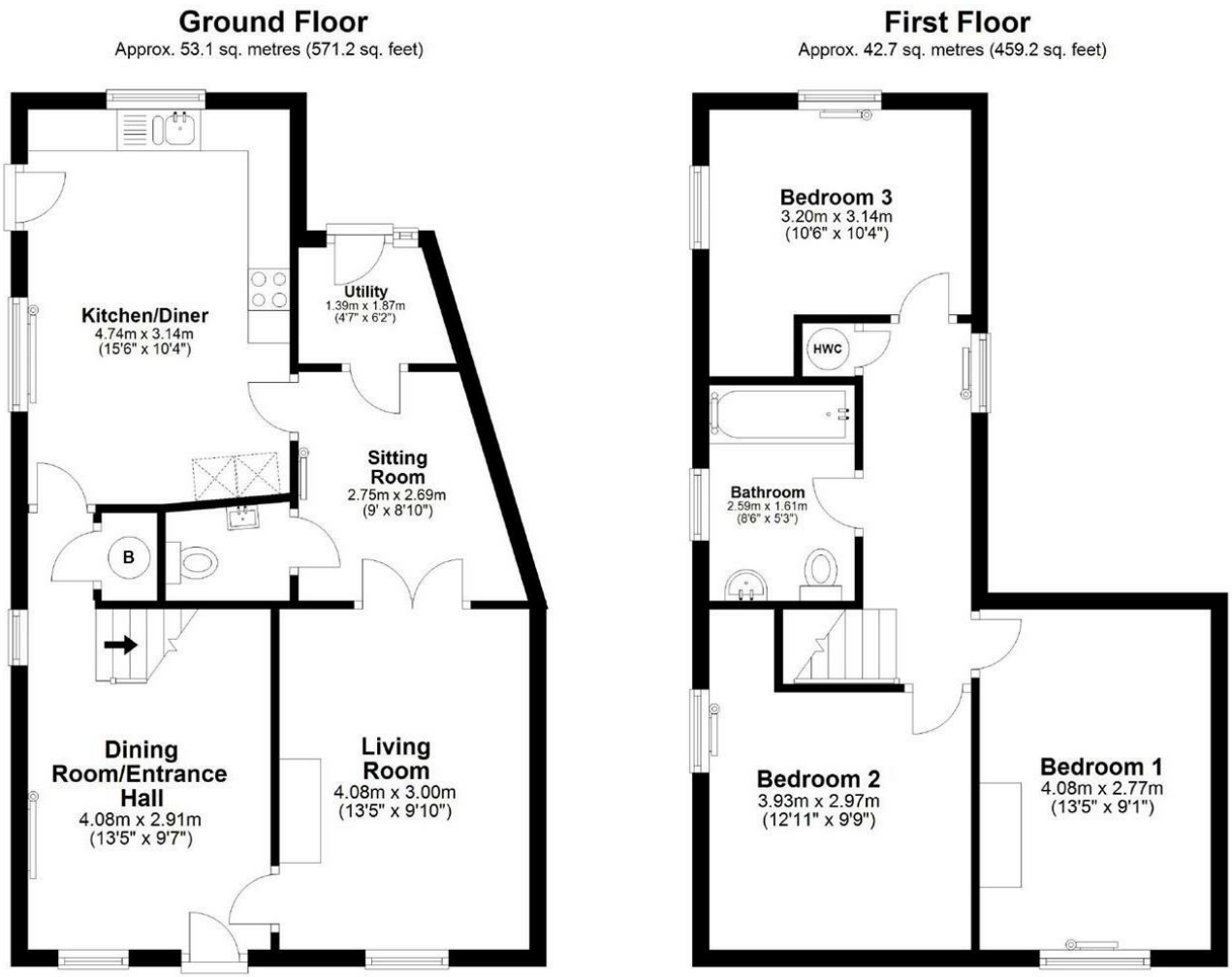

Total area: approx. 95.7 sq. metres (1030.4 sq. feet)

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