



In Conservation Area | Favoured Village | Good Size Rear Garden | Two Double Bedrooms | Useful Additional Attic Room | Kitchen/Breakfast Room | Sitting Room, Dining Room | Good Size Family Bathroom | Amenities, Village Pub & Green |

Lock and Key independent estate agents are pleased to offer this attractive two double bed (with an additional attic bedroom) terraced Victorian property situated in a conservation area near the large common at the heart of the favoured village of Broughton Gifford and is believed to be built as the servants accommodation for the Manor House. Based over three floors the accommodation comprises, an entrance hall, sitting room, dining room, kitchen/breakfast room. To the first floor there are two double bedrooms and a good size family bathroom. A further useful attic room can be found on the second floor. Externally there is a good size rear garden. The property further benefits from double glazing and oil heating. Viewing is strongly recommended.

Situation:

Broughton Gifford is a sought after, friendly village situated in the rolling Wiltshire countryside near the historic market towns of Melksham and Bradford on Avon. It has a thriving village School, a large common, countryside walks, a cricket and football pitch, bowling green, a village hall and two favoured public houses. The village of Holt just up the road offers a village store and café, and two National Trust properties. Bradford on Avon, Trowbridge and Melksham offer a wealth of shopping facilities and further afield is the World Heritage city of Bath, and the port of Bristol. Motorway access to the M4 is via junctions 17 Chippenham and 18 Bath both approximately 1½ hours drive from Broughton Gifford. Chippenham offers a mainline railway station from Bristol to London Paddington. (1 hr 15 mins)

**Accommodation:**

Front door opening to:

Entrance Hall:

Radiator, door to sitting room and opening to:

Dining Room: 14'09" max x 12'09"

Double glazed window to rear, fireplace with cast iron grate, stairs to first floor, radiator, built-in recessed cupboard, door to kitchen and opening to:

Sitting Room: 11'02" x 10'11"

Double glazed window to front, wooden fire surround with log burning stove inset, television point, three wall light points, radiator.

Kitchen: 9'02" x 8'11"

Double glazed window to side. A range of wall and base units and drawers with work surface over and stainless steel sink inset and tiles surrounds, inset electric hob with extractor hood above, built-in double oven, space and plumbing for automatic washing machine, radiator, double glazed door opening onto the rear garden.

First Floor Landing:

Door opening to stairs leading to the second floor, radiator.

Bedroom One: 14'08" x 10'11"

Two double glazed windows to front, radiator, exposed floor boards.

Bedroom Two: 9'10" x 9'0"

Double glazed window to rear, built-in airing cupboard, radiator.

Family Bathroom: 9'02" x 9'0"

Double glazed window to rear. A suite comprising a spacious corner bath, low level W.C, pedestal wash hand basin and a separate shower cubicle with multi jets, tiled surrounds, exposed beam, radiator.

Second Floor:**Attic Bedroom:** 14'07" x 11'01"

Two double glazed velux windows, eaves storage, radiator.

Externally:

To the front there is steps up to a pathway leading to the front door and the garden is laid to shingle with mature shrub borders.

Rear Garden:

The rear garden is of a good a good size in length and laid mainly to lawn with a range of mature trees and shrubs inset, oil tank.

NB: Please note there is a right of access for amenities across the rear for the neighbouring property.

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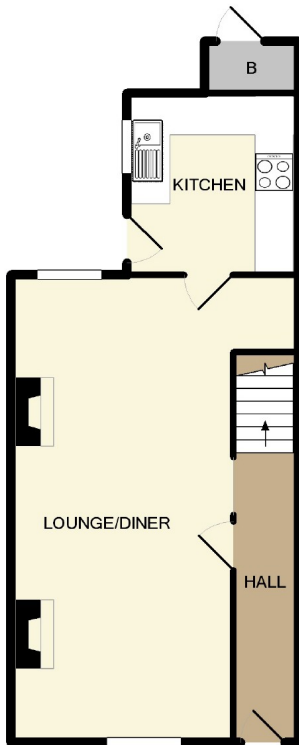
From the agents office proceed to the High street and turn left, continuing across the roundabout and proceeding into New Broughton road. At the next roundabout take the second exit onto the B3107. Continue for a short time then turn right signposted Broughton Gifford. Follow the road until reaching the village then bear left into The Street and the property can be found on the left hand side identifiable by our Lock & Key For Sale board.

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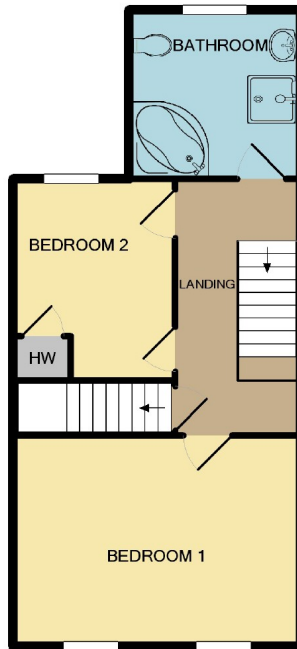
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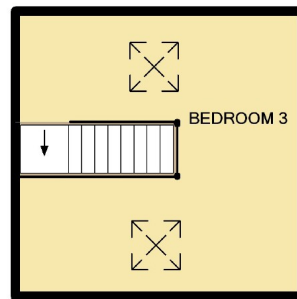
Price: £275000



GROUND FLOOR



1ST FLOOR



TOP FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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5 Church Street,
Melksham,
Wiltshire,
SN12 6LS

01225 707 342