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PROPERTY MADE PERSONAL



Butterfield Cottage, Latton, Upcot, Wiltshire, SN6 6DS

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Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

- Substantial detached family home
- Four double bedrooms
- Separate living & dining rooms plus study
- Open plan kitchen family room
- Garden office & summerhouse
- South westerly facing rear garden
- Detached double garage & ample off street parking
- EPC: B

About the property

Situated in the popular and conveniently positioned village of Latton is Butterfield House, a substantial detached family home boasting four double bedrooms, generous living spaces, mature south westerly facing rear garden with garden office, double garage, driveway parking, solar panels and electric vehicle charging point.

The accommodation is arranged over two floors with the ground floor comprising sizeable entrance hall, cloakroom, study, triple aspect sitting room with wood burner, separate dining room, fitted kitchen open plan to a family room and completed by a utility room. The first floor offers the four double bedrooms, with the dual aspect principal bedroom serviced by an en-suite and the three other bedrooms by a family bathroom with separate shower cubicle.

Outside, the property is approached from the front off a large gravelled driveway with parking for several vehicles and an electric vehicle charging point. There is a double

garage with electric door and additional storage above. To the rear of the garage is a secluded vegetable garden. Gated access leads to the rear of the house and a wonderful garden with mature shrubbery and flower bed borders. There is a patio area off the family room and a large home garden office with power, lighting and broadband as well as a separate summerhouse.

Amenities

Latton is a small Cotswold village in North Wiltshire, on the county border with Gloucestershire. The village is bypassed by the A419 road from Cirencester to Swindon offering easy access to both, with Cirencester approximately 6 miles to the north-west and Swindon 8 miles to the South, offering a comprehensive range of shopping and recreational facilities and railway station connecting to London (Paddington) in just under an hour.

Within the village is a 12th century church and village hall. The village is surrounded by lovely countryside and is ideal for walking, riding and cycling.

Day to day amenities can be found in the nearby town of Cricklade. The area offers an excellent choice of private and state schooling.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

Directions

From Cirencester take the A419 South and after a few miles exit towards Latton, Ashton Keynes and South



Cerney. Go straight over the roundabout and continue into the village of Latton on the Cirencester Road. Turn left into Gosditch by the memorial. Continue to the sharp left hand bend by the church. Turn right here into Upcot and the property can be found on your right hand side.

What 3 Words: ///comfort.zoomed.refusals

Services & Tenure

The tenure is Freehold.

Local Authority

Wiltshire Council

Council Tax Band: G

Our reference

CIR/SW/RN/26112024

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

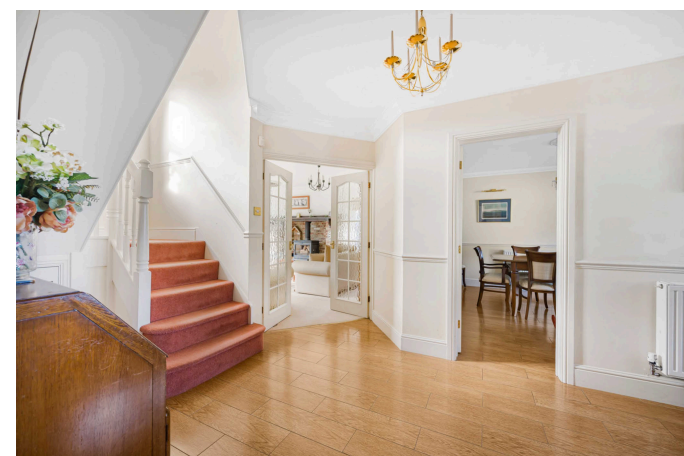
T: 01285 655355

E: cirencester@perrybishop.co.uk



what the owner said

"If you are looking for a family home, this is perfect. We have enjoyed sharing it with our children and now our grandchildren. The space works really well. Our grandchildren enjoy zooming around in the hall and family room! Being close to the countryside is a real bonus. We walk or cycle to Down Ampney pausing at the river to paddle or play 'Poohsticks'. Latton has a good community spirit. We have monthly coffee mornings, pub nights, quizzes and a thriving community garden."









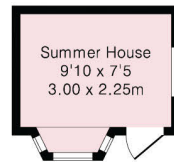
Approximate Gross Internal Area 2605 sq ft - 242 sq m

Ground Floor Area 1161 sq ft – 108 sq m

First Floor Area 928 sq ft – 86 sq m

Garage Area 299 sq ft – 28 sq m

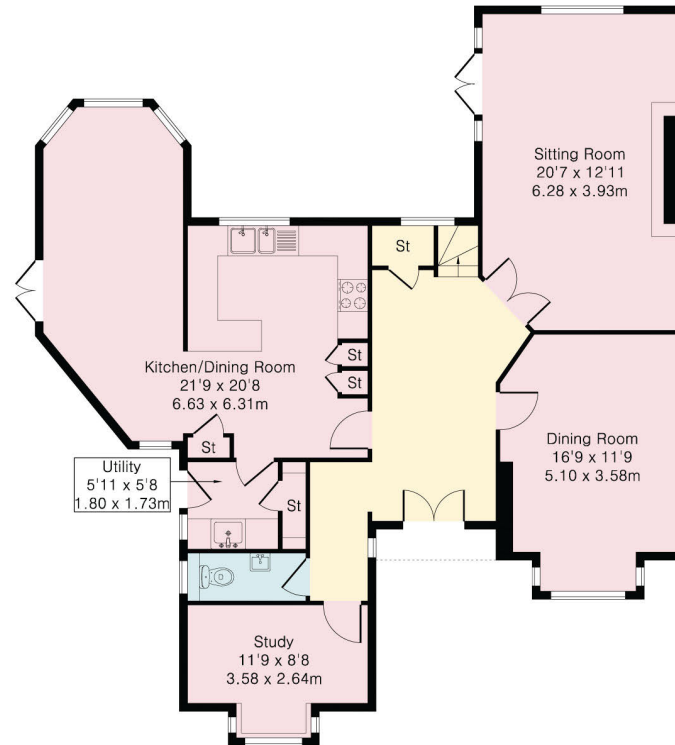
Outbuilding Area 217 sq ft – 20 sq m



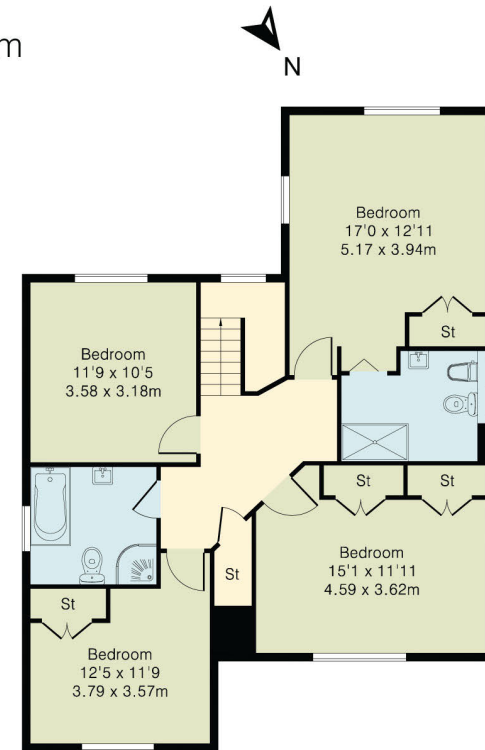
Outbuilding



Garage



Ground Floor



First Floor

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

