

## Gable Cottage, East Tytherton, Chippenham, Wiltshire, SN15 4LU



An attractive Grade II listed cottage in the heart of the village • Inglenook fireplace, beams and vaulted ceilings • Modern kitchen with plenty of storage • Half height cellar • Vaulted former hay barn • Glorious garden overlooking the fields behind • Useful workshop • Parking and potential for a garage, subject to planning

# Gable Cottage,

East Tytherton, Chippenham, Wiltshire, SN15 4LU

## Key Features



3  
Bedrooms



1  
Bathrooms



1  
Receptions

## About the property

A delightful end of terrace Grade II listed house, which has been in the same family for generations. Dating back to the 17th Century it has been beautifully restored with plenty of quirky features.

Approached into the sitting room where there are windows to the front and rear, a huge Inglenook fireplace with a wood burning stove and bread oven. a wooden door leads to a half cellar where the water tank is and space for storage.

Curved stairs on one side of the sitting room lead to a vaulted bedroom on one side and an office/ further bedroom on the other side.

The kitchen was added in 2000 but refurbished recently, this consists of smart drawers and cabinets, an electric range oven and hob, fridge/freezer, dishwasher and washing machine. Adjacent is a workshop with access to the front and a down stairs bathroom which needs updating.

Upstairs there is a vaulted bedroom which is situated in the former hay barn. A door leads to the rear of the property.

Outside there is parking on the verge in front of the house, a pretty walled front garden. The rear garden has a beautiful suntrap patio close to the house before leading to a 120ft garden at the back. At the end of the garden is a shed, and there is gated vehicle access. The view across the fields is sensational.

## Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

## Amenities

Chippenham is a practical town that provides a range of shops and a mainline train service to London Paddington. North Wiltshire is very commutable. Excellent road communications provide easy access to the major employment centres of Bristol and Swindon and, via the M4 (J17), London and the West Country. There are a number of both private and state schools in the region. In Chippenham there are primary and secondary schools, whilst further afield there are several well-known private schools, including St Mary's Calne, Dauntsey, Stonar, Westonbirt and Pinewood as well as the reputable colleges in Bath.

## Directions

From the M4 motorway Jct 17 proceed south along the B4122 signposted to Sutton Benger. At the end of this road turn right in the direction of Chippenham and proceed along this road past Kington Langley, turning left onto the Langley Burrell road. Proceed through Langley Burrell past Maud Heath's Causeway and on to East Tytherton. Proceed into the village, passing the Moravian Church on the left overlooking the village green, turn right here and the property is the second on the right.

What3Words: ///exile.wolves.snowboard

## Services & Tenure

The tenure is freehold. Mains electricity, water and drainage.

## Local Authority

Wiltshire District Council

Council Tax Band- C

## Our reference

TET/HP/MS/07052025

## We'd love to hear from you

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## *what the owner said*

"Family home for generations with fond memories of my Gran living here.

Characterful and quirky

Loads of space

Huge garden and patio for parties and family

Fantastic southwest facing garden for all sum, afternoon BBQ's and evening fizz.

Being able to sit at the end of the garden and see the wildlife, foxes, pheasants, deer, and cows in the field.

Stunning views to Bencroft and Wick Hills, Maud Heaths monument and the local vineyard.

Being in the centre of the village

Wonderful community

Great neighbours

In the last 65 years there has only been 2 new houses built in the village"











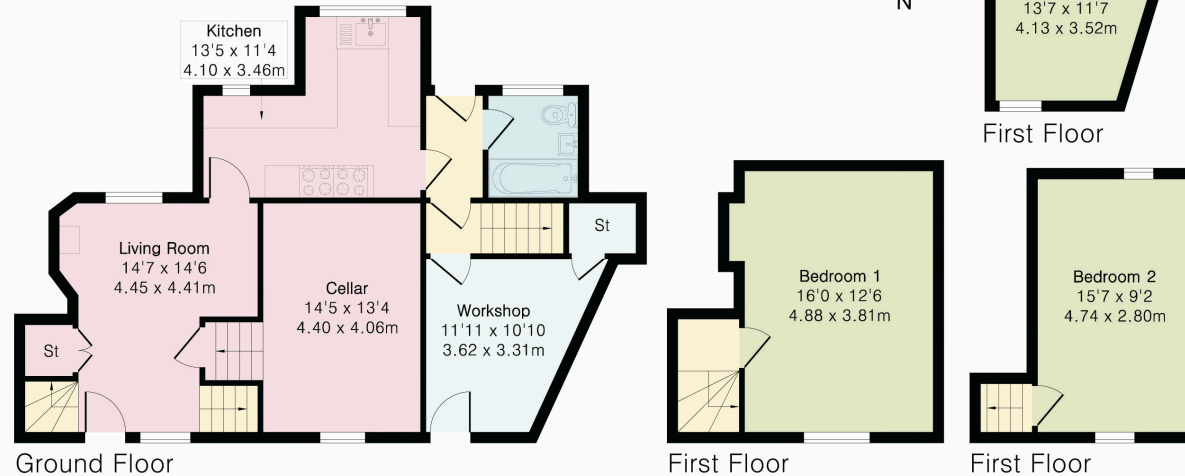




## Approximate Gross Internal Area 1138 sq ft - 106 sq m

Ground Floor Area 644 sq ft – 60 sq m

First Floor Area 494 sq ft – 46 sq m



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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.

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