

# PerryBishop

PROPERTY MADE PERSONAL



**Chestnut Close**, Acton Turville, Badminton, GL9 1JN

# Chestnut Close,

Acton Turville, Badminton, GL9 1JN

## Key Features



4  
Bedrooms



2  
Bathrooms



2  
Receptions

- An impressive detached Cotswold stone house, close to the school
- Dual aspect sitting room with feature fireplace
- Office and Snug
- Beautiful kitchen-dining-family room
- Main bedroom with en-suite shower room
- Double garage with electric door
- Wraparound gardens
- EPC - D

## About the property

An impressive detached house, set at the head of this discreet cul-de-sac within the pretty village of Acton Turville, and offering spacious living with a wraparound garden.

The accommodation downstairs consists of a spacious hallway with stairs rising to the first floor, a downstairs cloakroom, study, playroom/teenagers den, a cosy dual aspect sitting room with double doors leading into the garden and a fabulous kitchen-dining-family room with double doors ready to throw open into the garden. The modern kitchen has integrated appliances, plenty of room for a large dining table and a cosy snug area suitable for a sofa - perfect for chatting whilst preparing a meal. Adjacent to the kitchen is a utility room with plenty of storage and access to the rear of the house.

Upstairs there are four double bedrooms, the master

bedroom is very large with built in storage and an en-suite shower room. The family room has a bath with overhead shower.

Outside there is parking for two cars leading to a double garage which has access from the garden at the back. The gardens are lovely and wrap around the house creating a series of "rooms", somewhere for the grown-ups, an area for the children and plenty of scope to create a peaceful place to relax. The gardens benefit from sun throughout the day, with the kitchen garden being south west facing.

The property has the benefit of solar panels on the roof which are attached to batteries in the garage. This can offer a reduced tariff during peak times..

The central heating runs on oil and the boiler was replaced in 2025.

## 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

Acton Turville is a parish in the Cotswold Edge within South Gloucestershire. It lies 17 miles east-northeast of Bristol. Chippenham train station, 10 miles away, has a fast train to London, there is easy access to Junction 18 of the M4.



Nearby is Castle Coombe and easy access to Bath and into the Cotswolds. Acton Turville consists of a cluster of households, The Fox and Hound pub and St Mary's Parish Church There is a charming village school called Trinity Primary School as well as a playing field with a modern playground and a tennis court. There is also a village shop and Post Office.

### Directions

From our office in Church Street in Tetbury, head out of Tetbury onto the Bath Road. Follow this road onto the A433 heading towards Westonbirt. Take the left hand turning opposite the Arboretum into Westonbirt Village, and continue to follow the Tetbury Road into the village of Sherston. Continue through the village and go through Luckington. Continue on the Luckington Road into Acton Turville, at the T Junction turn left. Take the second left into Littleton Drew Road with Chestnut Close being found on the left hand side. The house is on the right hand side.

What3Words /// promising.video.tearfully

### Services & Tenure

The tenure is freehold. Mains electricity, water, and drainage are understood to be connected. the property is on oil.

### Local Authority

South Gloucestershire District Council

Council Tax Band G

### Our reference

TET/HP/CDH/28052026

### We'd love to hear from you

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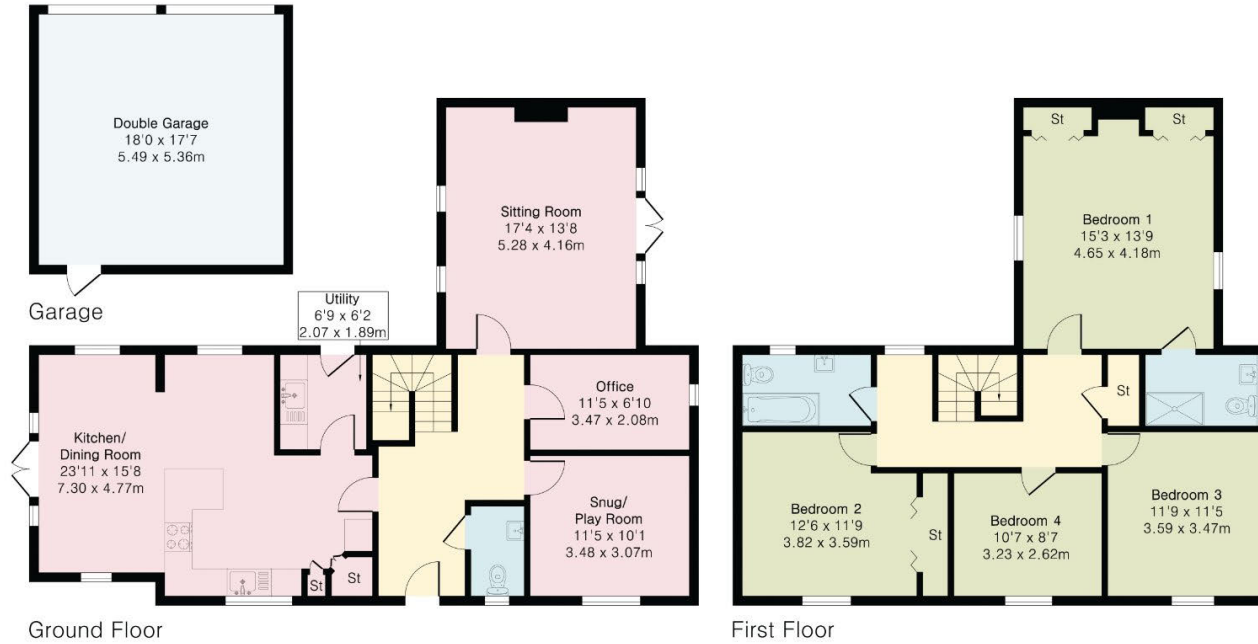


**Approximate Gross Internal Area 2247 sq ft - 208 sq m  
(Including Garage)**

Ground Floor Area 1036 sq ft – 96 sq m

First Floor Area 894 sq ft – 83 sq m

Garage Area 317 sq ft – 29 sq m



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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