

Staddlestones

Broughton Gifford, SN12 8NE







The Property at a Glance

Ground Floor

• Entrance hall • Kitchen / dining / family room • Cloakroom • Utility • Reception room • Family bathroom • Two double bedrooms with en-suite • Third double bedroom • Self contained annexe • Self-contained studio apartment above the garage

Outside

• Tarmacadam driveway • Ample parking • Garage with W/C and studio above • Garden office and shed • Large gardens • Paved terrace • Circular pagoda •

Property

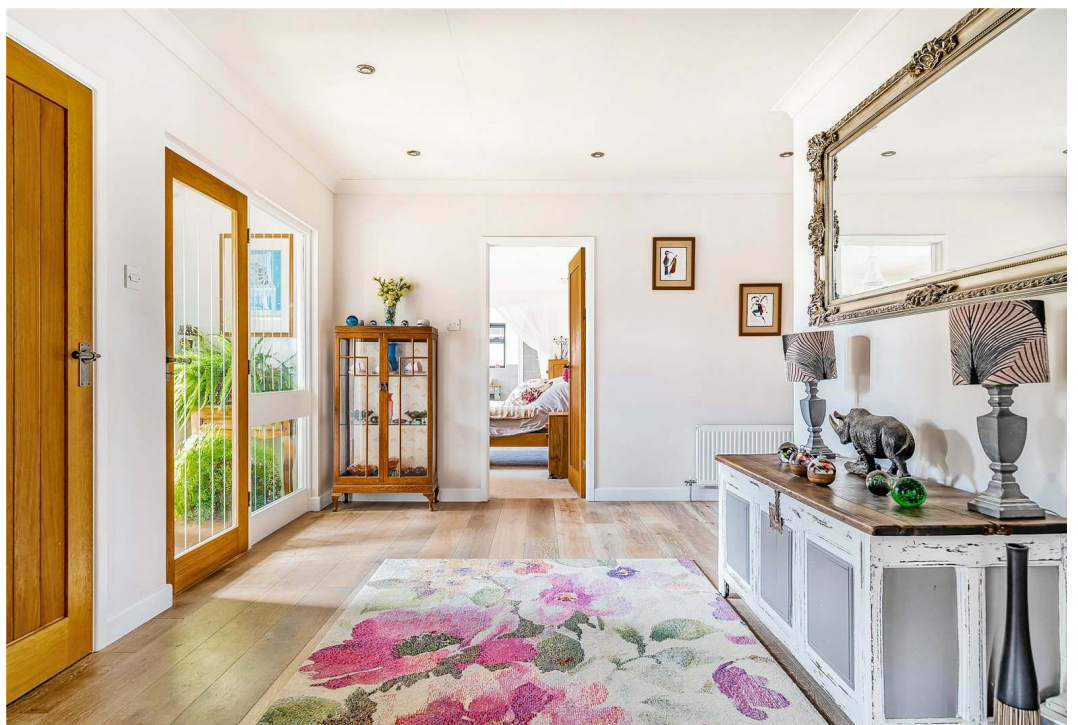
Situated just a stone's throw from the Broughton Gifford Common, Staddlestones is a delightful dwelling that has recently undergone a thorough renovation and provides stunning accommodation all on a single level. The large entrance hall leads to sleeping accommodation to the left and living to the right, along with a cloakroom and main bathroom in the centre of the building. The three bedrooms are all well-proportioned, one of which enjoys a double aspect over the rear garden and two others boast outstanding en-suite bath and shower rooms. The sitting room is cosy and includes a feature fireplace with a multi-fuel burning stove, with a front facing aspect while the 'L' shaped kitchen/dining room, the hub of the house, boasts ample space for both dining and entertaining with a vaulted ceiling and two sets of French doors opening to the rear garden. A further reception room/snug can be found off the kitchen and can also be accessed via the hallway. Attached to the side of the house is the studio annexe, ideal for guests or holiday makers, it offers an open-plan space with kitchenette and a shower room. In addition, to the main house and annexe, another studio apartment can be found above the detached garage/workshop. Again, with private access the open-plan space provides a kitchenette and shower room. The property is being offered to the market in 'turn key' condition and is beautifully appointed throughout.

Current planning permission is in place to convert the loft of the main building to include a further 2 bedrooms and bathroom and also to convert the loft of the attached annexe to include a further bedroom.

Outside

A sweeping Tarmacadam driveway with lawn borders on both sides, provides ample parking for a multitude of vehicles along with access to the detached garage/workshop. The rear garden is predominantly laid to lawn, and like the house, has been meticulously cared for and designed. A patio, runs adjacent to the rear of the property and makes a ideal space for dining and entertaining.







SITUATION

Broughton Gifford is an attractive and popular village surrounded by beautiful rolling Wiltshire countryside. Village amenities include a thriving primary school, St Mary's, a 13th century, Grade I listed Church and a Baptist Chapel, two well-regarded public houses, and The Common, 28 acres of stunning open grassland with wildlife ponds, a cricket ground and football pitch. The village hall is the real hub of the community and hosts a wide range of clubs and social events. The towns of Melksham, Trowbridge and Bradford on Avon are easily accessible with amenities for all everyday needs including supermarkets, retail outlets, pubs and restaurants, cinema and sporting facilities. The cities of Bath and Bristol offer additional leisure activities including restaurants, theatres, and concert venues. Mainline rail links and the M4 and M3 motorways can be easily reached.

DIRECTIONS

Postcode SN12 8NE

What3words /// monk.timed.paper

SERVICES

Mains water, drainage and electricity are connected to the property. An oil fired boiler provides heating and hot water.

COUNCIL TAX

Wiltshire Council tax band F

EPC: D





Approximate Area = 2281 sq ft / 211.9 sq m

Limited Use Area(s) = 95 sq ft / 8.8 sq m

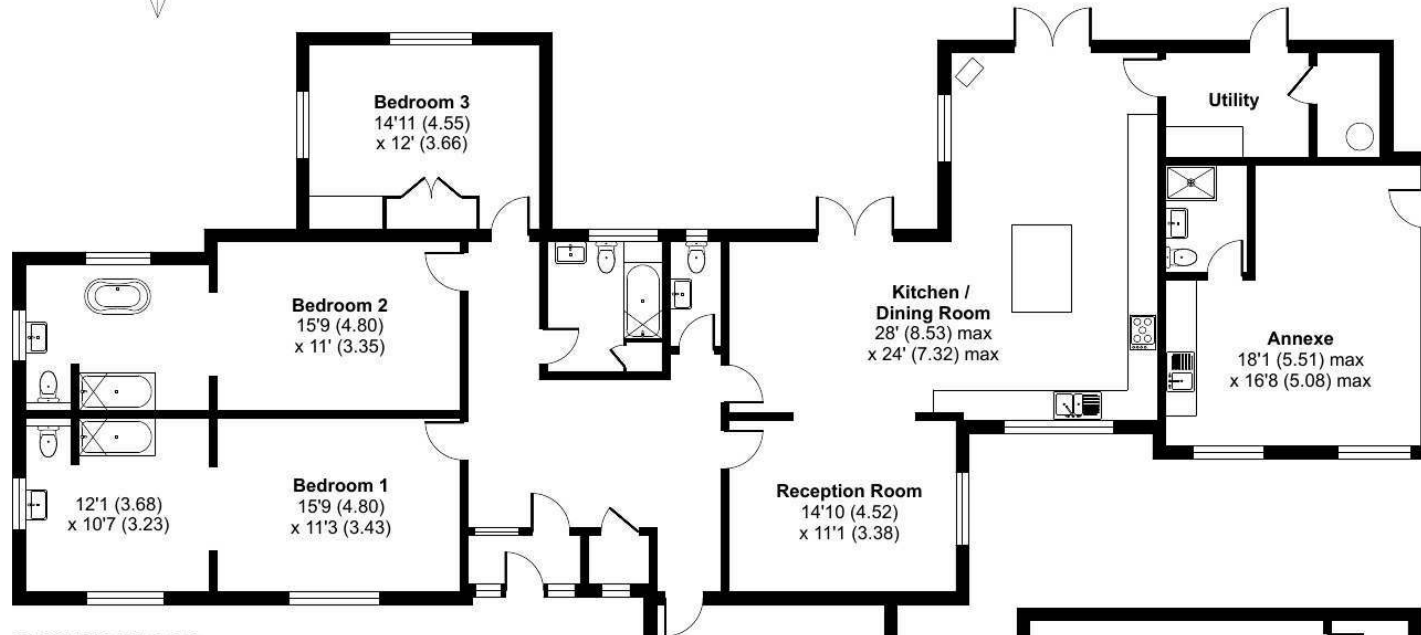
Garage = 685 sq ft / 63.6 sq m

Annexe = 306 sq ft / 28.4 sq m

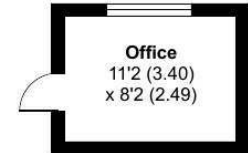
Outbuilding = 203 sq ft / 18.8 sq m

Total = 3570 sq ft / 331.5 sq m

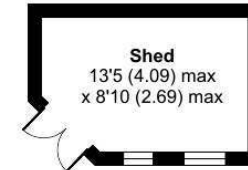
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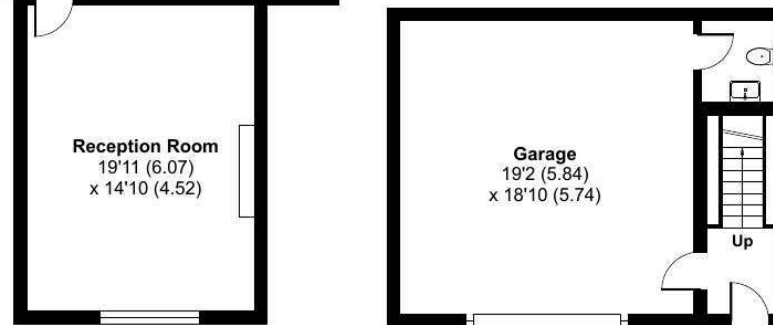
GROUND FLOOR



OUTBUILDING 2



OUTBUILDING 1



GARAGE GROUND FLOOR



GARAGE FIRST FLOOR

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