



JAMES PYLE & CO.

Top Cottage, The Street, Burton, Chippenham, Wiltshire, SN14 7LU

Detached period cottage
 Extended 4 bedroom accommodation
 Neptune fitted kitchen/dining room
 2 reception rooms
 Bathroom, en-suite and WC
 Versatile home office/annexe potential
 Garage and private driveway
 South-facing garden
 Walking distance to amenities



01666 840 886
 jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £795,000

Approximately 1,790 sq.ft.including outbuilding

‘Tucked away in the village centre just a short walk to the farm shop and pub, a pretty and deceptive extended detached period cottage with beautifully appointed accommodation and a separate home office/ancillary accommodation’

The Property

Top Cottage is a most deceptive property enjoying a tucked away position in the very heart of the village of Burton close to the pub, farm shop and café. The cottage's front elevation only shows a hint of the property which occupies a private location, complete with its own parking, a garage and home office with en suite that could be a potential annexe. The main access to the property is via the rear driveway which is accessed from Toll Down Way.

The cottage has been largely extended over the years, is well appointed and beautifully presented throughout. The main accommodation extends to around 1,435 sq.ft. arranged over two floors. A reception hall looks straight out across the garden through double doors and leads into the kitchen/dining room. The kitchen has been refitted with a bespoke Neptune kitchen and Ca'Pietra stone flooring. The living room also flows out to the garden and has a cosy aspect from a fireplace with wood-burning stove. Adjoining the reception hall there is a utility room with rear access and downstairs WC. Upstairs, there are four bedrooms. The spacious main bathroom is equipped with a roll-top bath and separate shower unit. The principal

bedroom features an exposed stone wall, extensive fitted wardrobes and an en-suite shower room. There is Amtico flooring within the entrance hall and family bathroom.

The garage/outbuilding enhances the accommodation with the excellent addition of a versatile room with underfloor heating downstairs which could be used as home office or ancillary accommodation, currently dressed as a guest bedroom complete with en suite shower room, and could equally be used as an annexe or additional reception space. The garage has driveway parking in front, plus loft storage above, power, lighting and water connected. The garden benefits from a sunny south-facing aspect landscaped into two principal terraces. The lower terrace adjoins the back of the cottage with a patio terrace, lawn and path leading up to the second terrace which serves the garage/annexe complete with a timber decking area.

Situation

The village of Burton lies on the southern tip of the Cotswolds and is in an area designated as being of Outstanding Natural Beauty close to the quintessential village of Castle Combe. The



village comprises a variety of old cottages, farmhouses and larger country homes. The property is located within an easy short walk of the village amenities which include the popular public house/restaurant 'The Old House at Home', the well-stocked farm shop with café, a play area and the parish church. There is a bus service to local schools conveniently close to the property while this vibrant community hosts an array of clubs and a monthly village newsletter. The village is surrounded by beautiful Cotswold countryside with an abundance of walking routes to enjoy and explore. In the neighbouring village of Acton Turville (0.5 mile) there is a convenient shop and post office as well as the Fox and Hounds pub. More comprehensive amenities can be found in the market town of Chippenham and the Georgian City of Bath both of which have main line rail links to London. The property is well placed for access to major road links including the M4 (Junction 18) and the A46 both within just a 10-minute drive. The road networks provide excellent access to Bristol, Bath (both 25 minutes), London and the south-west.

Tenure & Services

We understand the property is Freehold with oil fired central heating, mains drainage, water and electricity. Superfast broadband is available and there is good mobile phone coverage. Please check the Ofcom mobile and broadband checker website for more information. Wiltshire Council Tax Band E.

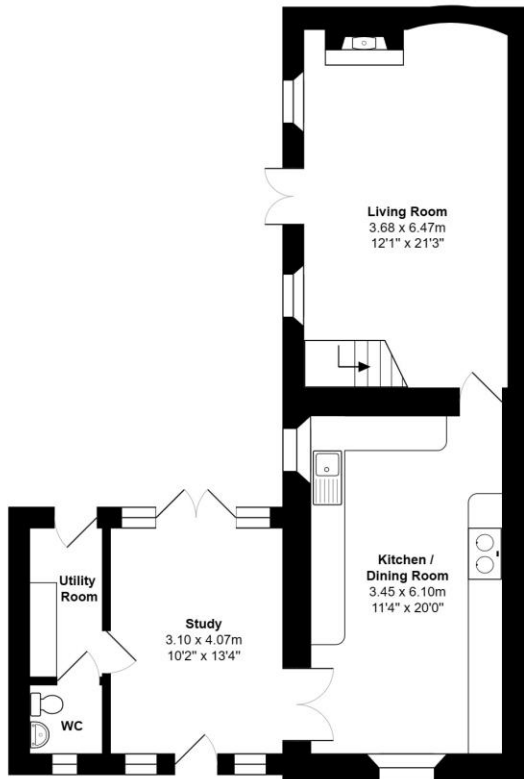
Directions

From the M4 (Junction 18) follow signs for Tormarton, Acton Turville and then Burton passing over the bridge. Descend into the village and the front entrance to Top Cottage is located on the right hand side between the neighbouring properties Lower Cottage and Brookside. The vehicular access is located at the rear, accessed from Toll Down Way which is the first right upon entering the village. The garage and driveway is located at the top of the street. Postcode SN14 7LU.

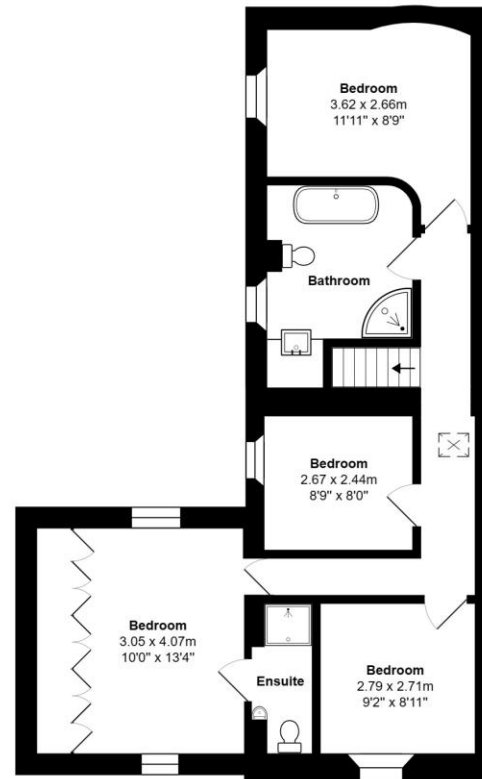
Cottage what3words: ///notch.gradually.silent.

Garage what3words: ///baroness.ledge.aquatic





Ground Floor



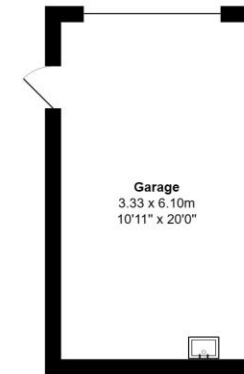
First Floor



Main House Area: 133.4 m.sq ... 1435 sq.ft

Total Area: 166.3 m² ... 1790 ft²

All measurements are approximate and for display purposes only



Outbuilding Ground Floor



Outbuilding Lower Ground Floor

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	77
(55-68) D	
(39-54) E	52
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577