



Fosse Farm Cottage, Nettleton, Chippenham, Wiltshire, SN14 7NJ

Detached cottage
Outstanding rural setting near Castle Combe
Far reaching countryside views
Gardens and paddock of 0.80 acres
Double garage with large room over and stabling
3 bedrooms
Living room with wood-burning stove
Aga kitchen/breakfast room



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £795,000

Approximately 2,212 sq.ft including outbuildings

‘Occupying a glorious rural setting between Castle Combe and Nettleton, this detached cottage is set within 0.80 acres of gardens and paddock land, offering an idyllic lifestyle opportunity’

The Property

Fosse Farm Cottage occupies a glorious rural setting near the villages of Castle Combe and Nettleton. Set within 0.80 acres, the property offers the perfect lifestyle opportunity for those that love the outdoors and seek the 'good life'. The cottage was built in the 1960s and is accompanied by wonderful well-tended gardens plus a level paddock.

The cottage is a cosy and comfortable home with the accommodation arranged over two floors extending to 1,179 sq.ft. The ground floor layout includes a delightful kitchen/breakfast room with a solid-fuel Aga and a dual-aspect living room with wood-burning stove. Off the kitchen there is a useful utility room and WC. On the first floor there are three bedrooms and a modern fitted bathroom. Far-reaching countryside views can be enjoyed from every outlook. Outside, a large detached double garage has the addition of a very versatile hobbies room over which lends itself to a potential annexe. The cottage also has scope for evolving, subject to planning.

The property is set behind walling, well-kept

hedging and a five-bar gate creating a good degree of security and privacy. The gardens surround the cottage with lawns to both the front and rear. The rear garden features Cotswold stone terraces and a pretty pond. There is a stable block (353 sq.ft.) comprising two boxes and a further garage/store with power and water connected. The paddock spans beyond and extends to over 0.50 acre.

Situation

The property is rurally located on the outskirts of the villages of Nettleton and Castle Combe, set amongst beautiful unspoilt 'Area of Outstanding Natural Beauty' Wiltshire countryside. There are excellent walking available almost immediately off the doorstep with a choice of off-road bridleways and footpaths to explore. There are many charming villages within easy reach including Castle Combe, Acton Turville, Marshfield and Yatton Keynell. The famous picturesque village of Castle Combe is a 5-minute drive away with facilities including the Manor House Hotel with its Michelin star Bybrook restaurant and golf club which has a Peter Alliss designed 18 hole course, regarded as one of the top 100 in the UK. Acton Turville has a village shop and highly sought-after primary school. The larger



village of Yatton Keynell also has a shop and an excellent primary school. Marshfield is equally a short drive away which offers a good range of further amenities including a primary school, two pubs, post office, garage, newsagent, butcher, general stores and doctor's surgery. There is an active church community within the villages of Burton and West Kington. The cultural city of Bath (25 minutes' drive) and the town of Chippenham (15 minutes) have a comprehensive range of facilities and excellent secondary schools. Chippenham train station has regular services to London, whilst Junctions 17 and 18 of the M4 motorway are convenient for providing excellent access to Reading, Swindon, London, Bristol and the M5 towards Cheltenham and Gloucester. The Badminton Estate which is home to the world-famous Badminton Horse Trials is only a 10-minute drive away. Other sporting pursuits include golf at Castle Combe which also has a racetrack circuit, and horse racing at Bath and Cheltenham.

Tenure and Services

We understand the property is Freehold. There is a solid fuel fired Aga in addition to the wood-burner, a septic tank shared with the neighbouring

property, mains water and electricity. The paddock is listed as agricultural.

Directions

On the B4039 from Castle Combe heading towards Burton, take the left hand turn at the crossroad junction by the Salutation Inn towards North Wraxall. Follow the lane for approximately 1 mile and at the green triangle, take the right hand turn. Locate the property immediately on the left. Postcode SN14 7NJ.

What3words: ///famous.clashing.sugar

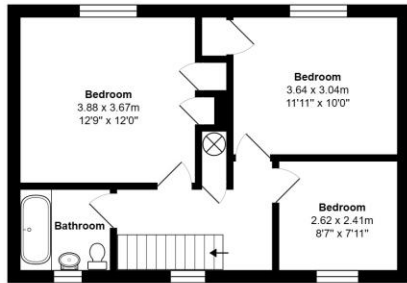
Local Authority

Wiltshire Council

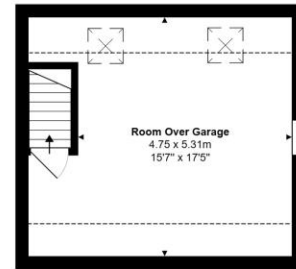
Council Tax Band

E





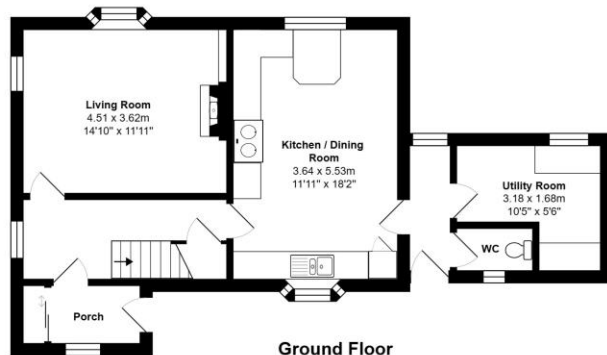
First Floor



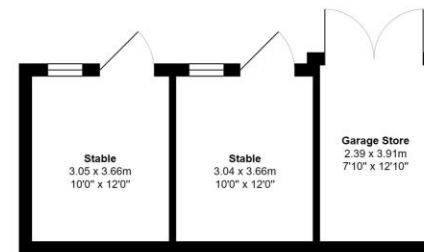
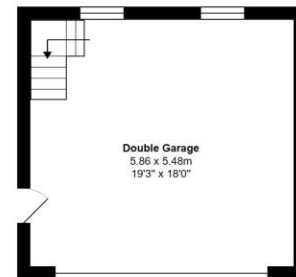
House Area: 109.5 m.sq ... 1179 sq.ft.

Total Area: 205.5 m² ... 2212 ft²

All measurements are approximate and for display purposes only



Ground Floor



Outbuilding

Area: 32.8 m² ... 353 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

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