



JAMES PYLE^{Co}



2 Camden Gardens, Marshfield, Chippenham, Wiltshire, SN14 8FD

Detached modern house
3 double bedrooms all with storage
Bathroom and en-suite
Open plan kitchen/dining room
Living room with wood-burning stove
Easy to maintain south-facing garden
Overlooking a communal green
Easy walking distance to amenities
Sought-after village



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

Price Guide: £540,000

Approximately 1,158 sq.ft

‘Situated within a small close overlooking an open green, a detached 3 bedroom house with a sunny low maintenance south-facing garden and private parking’

The Property

This detached modern house is situated within the popular and sought-after village of Marshfield, just a short walk to an array of amenities. Built in 2016 as part of a small close comprising only 4 detached homes, number 2 occupies a lovely position overlooking a communal green. The accommodation is well-proportioned and well-presented arranged over two floors and extending to around 1,158 sq.ft. The property has an excellent EPC rating of B and benefits from underfloor heating throughout the ground floor.

The ground floor layout opens to a front entrance hall with a downstairs WC off. The dual-aspect living room features a lovely bay window providing ample light whilst a wood-burning stove offers a cosy aspect. The open plan kitchen/dining room is triple aspect and filled with natural light through patio doors to the sunny garden. The grey finished units

feature integrated appliances including a double oven, microwave, induction hob, dishwasher and fridge/freezer. There is an adjoining useful utility room complete with a convenient rear access. Upstairs, there are three double bedrooms all with built-in storage. The principal bedroom is particularly spacious and enhanced by an en-suite shower room. The family bathroom is located off the landing.

There is private off-street parking for 2 cars alongside an EV charging point. The south-facing garden is fully enclosed by natural stone walling and is ideal for low maintenance landscaped with a lawn and patio area. The adjoining communal green provides an additional open space to enjoy.

Situation

Marshfield is a large village boasting a picturesque High Street at the heart of it with a



range of amenities including a post office, convenience shop, two pubs and other independent stores. Further facilities include a doctors surgery, primary school, pre-school, community centre and village hall. The village also has an active sporting community with a tennis club, cricket club and playing fields with a skate park. Both within a 10 minutes drive are the towns of Chippenham and Corsham which offer a further range of facilities including excellent secondary schooling. The larger centres of Bath and Bristol are an easy 20 minute drive away. For the commuter, Junction 18 of the M4 is accessible within 10 minutes whilst both Bath and Bristol have mainline train stations.

Additional Information

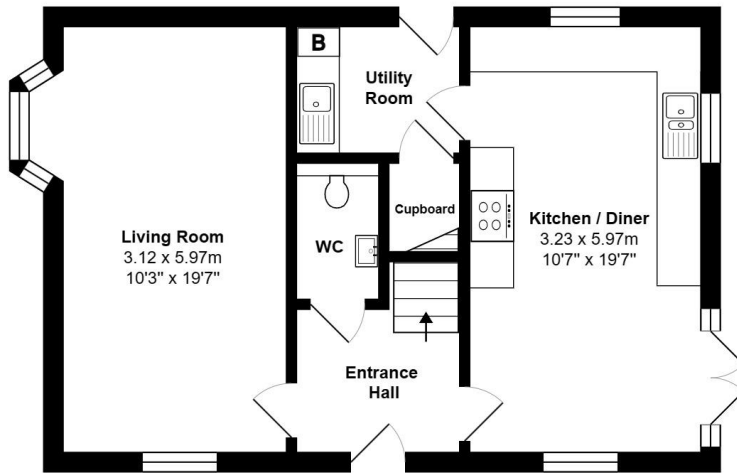
We understand the property is Freehold with mains gas central heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding

Natural Beauty and a conservation area. Superfast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. South Gloucestershire Council Tax Band E.

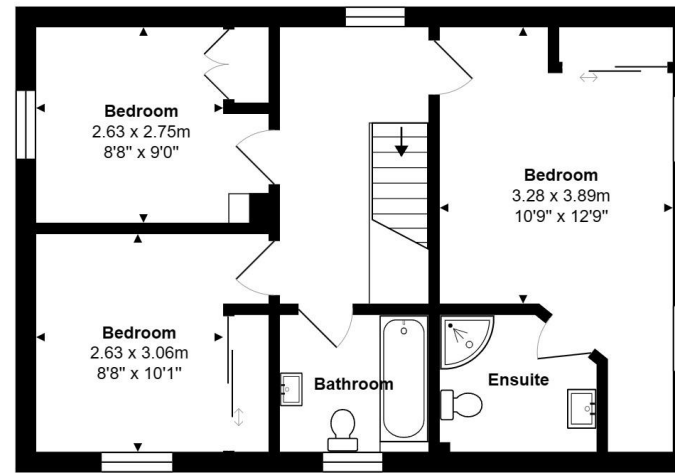
Directions

From Chippenham, take the A420 towards Bath and Bristol following the road for 7 miles passing through Ford and The Shoe. Then take the left hand turn signed to Marshfield to enter the village. On the bend along Hay Street, take the right hand turn and then immediately turn left onto Back Street. Continue along and locate Camden Gardens on the left hand side. Postcode SN14 8FD
What3words: ///monument.lifeguard.expose





Ground Floor



First Floor

Total Area: 107.6 m² ... 1158 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		93
(81-91)	B	83	
(69-80)	C		
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

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