



Twitten Bend, Biddestone, Wiltshire

---



# A charming Grade II listed three bedroom semi-detached home

---

## Distances

Corsham 2 miles, Chippenham Station 5 miles, Bath 10 miles, M4 (J17) 5 miles, Bristol 20 miles  
(Distances and times approximate).

**In all approximately 0.08 acre**

## Situation

The charming and peaceful village of Biddestone is one of the most popular south Cotswolds villages. Set within an Area of Outstanding Natural Beauty, the unspoilt village has attractive Cotswold stone houses and cottages centred around the broad village green with a pond. Village amenities include the White Horse pub, a church and an active village hall.

There are various sports clubs including tennis, football and cricket. There is a vibrant village calendar with events including an annual fete and bonfire party, as well as a book club, a WI, cricket club and tennis club.

There is a good range of primary schools locally and an extensive choice of independent schools both nearby and in Bath. Sporting opportunities include golf at Castle Combe, Chippenham, Bath and Bradford on Avon, and horse racing and rugby at Bath.

Biddestone is very well located for transport links; it is only 5 miles from Junction 17 of the M4 motorway, providing access to London or the South West. There is a regular high-speed train service to London Paddington from Chippenham station and further lines to the centre of Bath in just 12 minutes and to Bristol Temple Meads in approximately 25 minutes.

## The House

Twitten Bend is an attractive Grade II listed semi detached cottage built of mellow Cotswold stone with a stone and tiled roof and stone mullion windows. It is steeped with charm and character in the picturesque and highly desirable Cotswold village of Biddestone.





The spacious sitting room features an impressive inglenook fireplace fitted with woodburning stove, an attractive window seat and a recess with stone carving dated 1792, thought to be from the entrance of the original cottage. From here is the dining room, which overlooks the pretty cottage garden. The bright welcoming kitchen/ breakfast room is at the heart of the home, with two sets of double doors that open onto the garden. There is plenty of space for a large kitchen table at the centre and a sitting area looking out to the garden. There is also a study overlooking the garden and a utility/ boot room with a cloakroom.

On the first floor is a double bedroom with en suite shower room, a double bedroom with separate dressing room (this could be converted to a bath/shower room subject to obtaining the necessary planning and listed building consents), a single bedroom, a bathroom and a separate WC.

## Gardens & grounds

To the front of the property there is a gravelled forecourt providing parking for two cars. There is a side access that leads round to the delightful south-facing walled garden that can also be accessed directly from the kitchen. There is a paved seating area to one side; a beautifully sunny space to relax in and watch the abundant birdlife. There is also a lawned area, water feature and numerous borders planted with a wide variety of shrubs, bulbs, perennials and small trees.

## Directions (Postcode SN14 7DG)

From Bath leave via the A4 signposted Chippenham. Turn left at Pickwick roundabout and continue to follow signs for Chippenham. Upon reaching the traffic lights (Cross Keys Road) turn left signposted Biddestone. Follow this road all the way into the village. Twitten Bend will be found as you enter the village on the left.

## Property Information

**Services** Mains electricity, water and drainage are connected. Gas fired central heating.

**Local Authority** Wiltshire Council - [wiltshire.gov.uk](http://wiltshire.gov.uk)

**Council Tax** Band F.

**Method of Sale** We are advised that the property is Freehold.

## Viewings

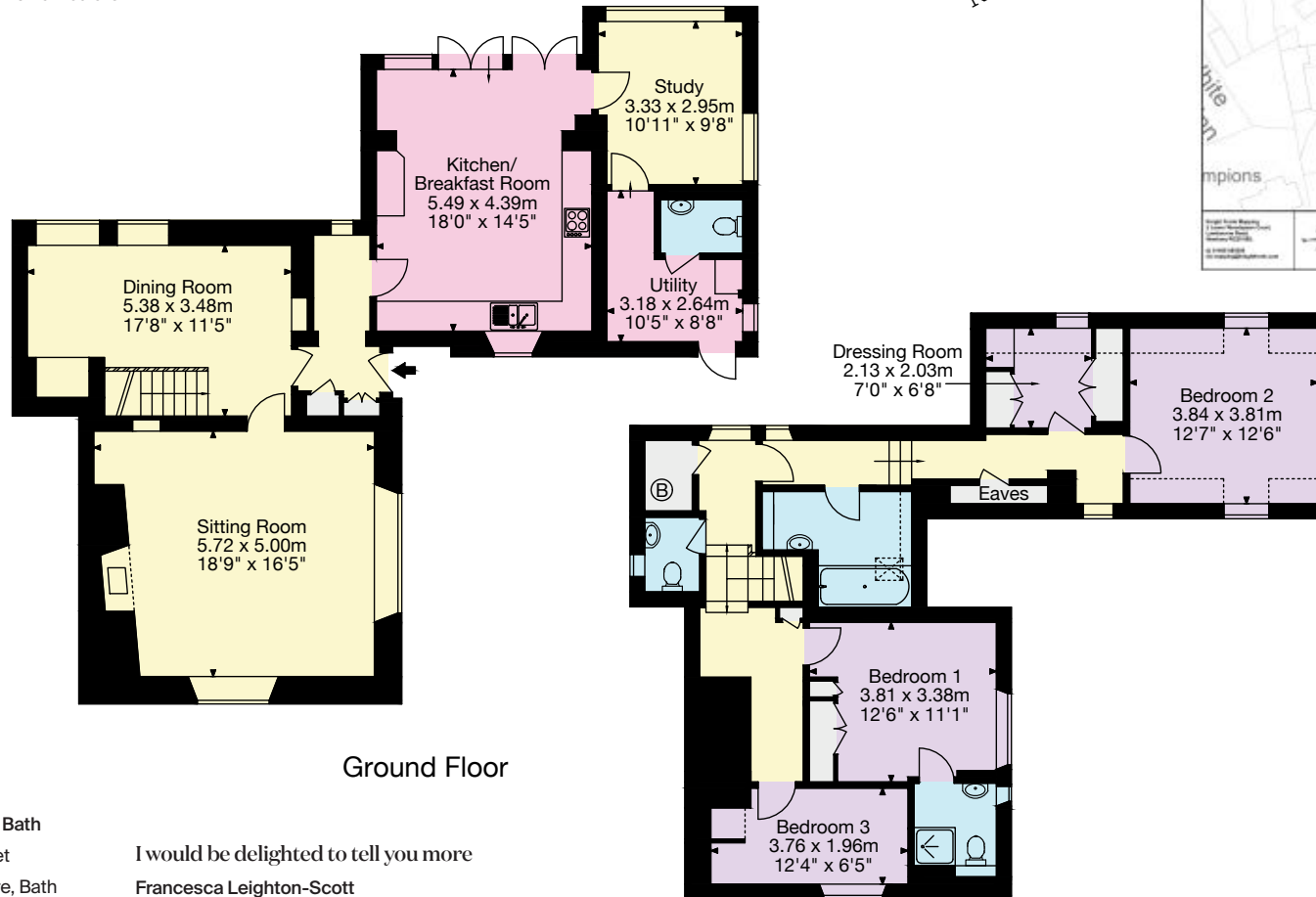
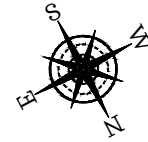
Strictly by prior appointment with the Knight Frank, LLP



## Approximate Gross Internal Floor Area

Total Area = 171 sq m / 1,842 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor

First Floor

**Knight Frank Bath**

4 Wood Street

Queen Square, Bath

BA1 2JQ

[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

**Francesca Leighton-Scott**

01225 325994

[francesca.leighton-scott@knightfrank.com](mailto:francesca.leighton-scott@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2022. Photographs and videos dated March 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.