Yew Tree Cottage
Chippenham
SN15
Cirencester 15 miles, Tetbury 9 miles, Bath 23 miles, Stroud 20 miles, Oxford 58 miles, Bristol 29 miles, London 91 miles (all distances are approximate).

Local Authority: North Wiltshire District Council.

Services: Mains water, electricity and drainage are connected. Oil fired boiler for central heating and hot water. Partial underfloor heating. Council Tax Band G - £3,091.00 payable for 2019/20. EPC rating Band D - 64. Full report available on our website and paper copy on request.

The Property

Built in the early 1800’s and sitting centrally within a south-facing mature garden, Yew Tree Cottage has been improved and substantially extended by the current owners. The most recent extension was completed last year and provides an impressive entrance hall, study, utility and boot room, with a new master bedroom, bathroom and walk-in dressing room over. There is exceptional garaging plus two wooden storage buildings within the large, and well-tended, gardens surrounding the property.

The property is entered via the porch which leads into a tiled hallway, with underfloor heating, that continues through to the utility, boot room and cloakroom. A window and roof light flood the hall with natural light. To the right is the dining room with an open fireplace with built-in cupboards to the side. There are two windows and a door to the front, all with working shutters. There is a triple aspect sitting room, where the fireplace is fitted with a log burning stove. At the rear of the house lies a fantastic open plan kitchen/dining room, again triple aspect, with painted units, granite worktops and the two oven Aga set in a brick surround. There is a built-in oven, hob and griddle in the island unit. The utility room has a water softener, space for three under-counter appliances and the boiler. The boot room has built-in storage and a bench, plus a cloakroom off.
On the first floor, to the left of the split-level landing is the master bedroom. This is dual aspect with four windows, a walk-in dressing room and an en suite bathroom with shower attachment. Bedroom two has a part-vaulted ceiling, walk-in wardrobe and a large en suite with jacuzzi bath. There are three further bedrooms, two of which are dual aspect, plus a family bathroom with separate shower.

**Gardens and Grounds**

Outside, the property is approached via a 5 bar gate with access to plenty of parking and turning space for numerous vehicles. The stone built garaging has provision for up to 6 cars and a cloakroom with dog shower off. Steps lead to a store room over which could be enlarged to create an annex or Holiday let. The gardens include well stocked borders, several seating areas around the house, beech hedging and a charming yew tree on the roadside with an archway. There is a wooden stable and tack room, plus a large garage sized building adjacent, with the oil tank at the rear.
Location

Yew Tree Cottage is situated in the village of Little Somerford about five miles to the south east of the historic market town of Malmesbury. Little Somerford has a village hall, church and a public house and in the neighbouring village of Great Somerford (about 2 miles) there is a further pub, a village shop and primary school. The nearby towns of Malmesbury and Chippenham offer a comprehensive range of amenities including, doctors, dentists, supermarkets (Waitrose) and schooling. Communications in the area are very good with the M4 Junction 17 (about 5 miles) providing access to Bristol, the south west and Wales and Junction 16 (about 9 miles) providing access to London and Heathrow. There are also excellent rail connections from Chippenham and Swindon with services to London Paddington taking approximately 70 minutes and 60 minutes respectively. Sporting opportunities are excellent with golf courses in Brinkworth, Castle Combe, Oaksey and Minchinhampton, racing at Newbury and Cheltenham, motor sports at Castle Combe, premiership rugby at Bath and Gloucester, extensive water sports at the Cotswold Water Park and there are also equestrian sports including polo at Beaufort and Cirencester Park, eventing at Badminton, Dauntsey and Gatcombe, and hunting with both the Duke of Beaufort’s and VWH Hounds.

Directions (SN15 5JW)

Head east towards Royal Wootton Bassett on the B4042 and after about two miles turn off right to Little Somerford. At the bottom of the hill bear right towards Great Somerford. The property is a short distance on your right hand side and can be entered via the five bar gate.
Approximate Gross Internal Area
Main House: 264 sq m / 2,849 sq ft
Outbuilding: 133 sq m / 1,426 sq ft
Total Area: 397 sq m / 4,275 sq ft

I would be delighted to tell you more.

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Total Area
4,275 Sq Ft  -  397 Sq M

Yew Tree Cottage
Outbuilding First Floor

Ground Floor

First Floor

Plan is for illustration purposes only. Not drawn to scale.
Capture Property Marketing 2019. Drawn to RICS guidelines.