



3 BEDROOM DETACHED | HIGH STREET, LITTLETON PANELL, SN10 | GUIDE PRICE £610,000

DESCRIPTION

Rosehill is a beautiful and very much improved three-bedroom detached family home, well placed in an elevated position on the High Street of this highly desirable village.

As you walk through the front door there is a light and spacious entrance hall providing access to a downstairs WC, 23 ft sitting room with a double aspect, a dining room, a superb kitchen / breakfast room with plenty of storage and work surfaces and a conservatory allowing enjoyment of the rear garden all year round. There is also access to the integral garage and a staircase leading up to a fantastic home office / study/ third bedroom.

Upstairs there are two large double bedrooms, both with huge built-in wardrobes and a contemporary style bathroom with a slipper bath and separate double shower.

Outside and to the front is a gated driveway, providing plenty of parking for several cars and leads to an integral garage. There is side access which also leads to a home office / workshop.

The rear garden is really something special, with beautiful planting throughout, sure to impress any budding gardener. This private and fully enclosed South / West facing rear garden gets plenty of sun and is well established throughout. Backing on to open countryside with it's very own rear gate leading to the fields behind.

All in all, a superb country home that you could just move in to without lifting a finger.

Rosehill is located on the High Street, close to the centre of the small and very desirable Wiltshire village of Littleton Panell, backing on to fields and enjoying delightful rural views. Local amenities in the village and



the adjoining village of West Lavington include a local store/post office, public house, primary and comprehensive schools, a church, playing field and the renowned Dauntsey's School just a short walk away. The bustling market town of Devizes is just five miles north providing a wider range of shopping, transport and leisure facilities including a thriving weekly market. The larger centres of Bath, Swindon, Salisbury and Bristol are all within commuting distance.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: E

EPC Rating: E

Mains electricity, water and drainage.

Well maintained oil fired central heating.

KEY FEATURES

- Highly desirable village location
- 23 ft sitting room with double aspect
- Separate dining room
- Elegant bathroom with separate shower
- Backing on to open countryside
- Three large bedrooms
- Stylish fitted kitchen / breakfast room
- Conservatory, summer house and workshop
- Private fully enclosed sunny rear garden
- Integral garage and plenty of parking





ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

DISCLAIMER

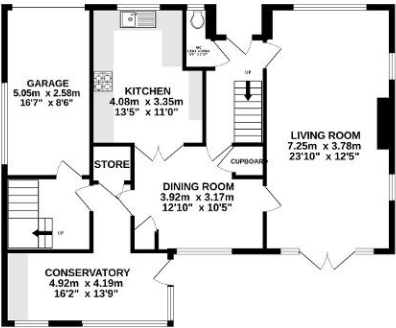
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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GROUND FLOOR
105.3 sq.m. (1133 sq.ft.) approx.



1ST FLOOR
83.2 sq.m. (895 sq.ft.) approx.



TOTAL FLOOR AREA: 188.4 sq.m. (2028 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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