



DESCRIPTION

This three bedroom detached family home is located in the highly desirable and beautiful village of Broughton Gifford. On the ground floor is an entrance hall with a downstairs W.C, a lovely light and spacious sitting room and double doors which lead in to a superb kitchen / dining room, perfect for entertaining. Upstairs there are two double bedrooms and a single with the Master bedroom benefiting from an en-suite shower room and built in wardrobes. Outside is a fantastic South, South/West facing garden which is fully enclosed and beautifully landscaped, with a wonderful sand stone patio from the kitchen and ideal for alfresco dinning and entertaining guests. There is a good sized driveway to the front, providing off road parking for two cars and a desirable home office well positioned in the garden, which is perfect of anyone looking to work from home.

Broughton Gifford is an attractive, friendly village situated in the rolling Wiltshire countryside near the historic market towns of Bradford on Avon and Melksham. The village has a thriving village School, a large common, beautiful countryside walks, a cricket and football pitch, bowling green, a village hall and a popular public house. The village of Holt just up the road offers a village store and café, and two National Trust properties. Bradford on Avon, Trowbridge and Melksham offer a wealth of shopping facilities and further afield is the World Heritage city of Bath and the port of Bristol. Motorway access to the M4 is via junctions 17 Chippenham and 18 Bath both approximately half an hours drive away. Chippenham offers a mainline railway station to London Paddington which is approximately one and a half hours and Bristol within a half hour.

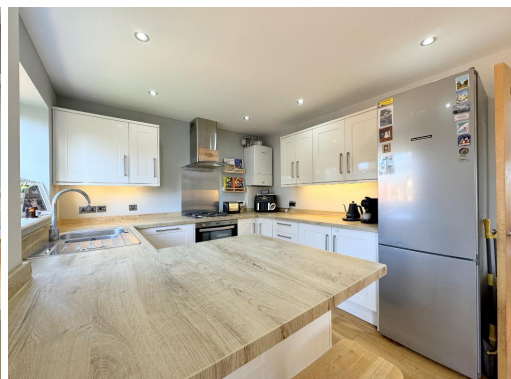
Tenure: Freehold
Local Authority: Wiltshire Council
Council Tax Band: D
EPC Rating: C



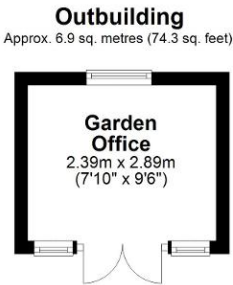
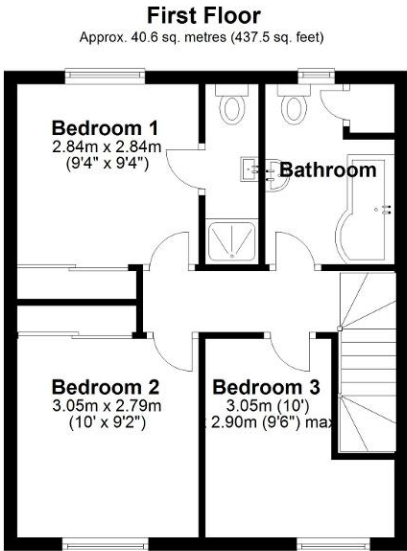
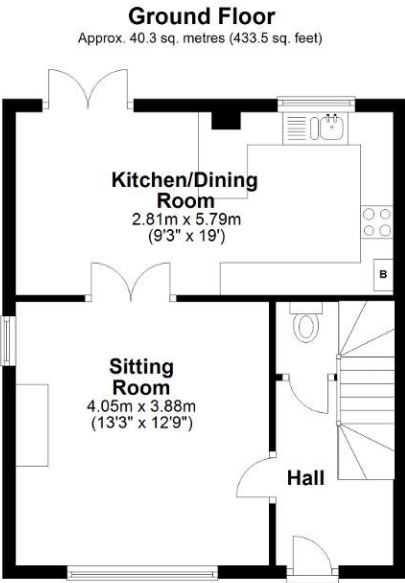
Mains drainage, water and electricity
LPG gas central heating

KEY FEATURES

- Three bedroom detached family home
- Close to open countryside
- Contemporary Kitchen / Diner
- Family bathroom
- Off road parking for two cars
- Highly desirable village location
- Light sitting room
- En-suite shower room to Master bedroom
- South West facing fully enclosed garden
- Outbuilding / office







Total area: approx. 87.8 sq. metres (945.3 sq. feet)

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		109 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	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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