



2 BEDROOM CHARACTER PROPERTY | SHURNHOLD, SN12 | GUIDE PRICE £235,000

## DESCRIPTION

Tucked away from the main road and accessed through a pretty gate is this delightful two bedroom period cottage, with a wonderful garden that has been beautifully maintained. Ideal for first time buyers or investment purchaser and the perfect holiday let/second home.

Stooped in history with plenty of period features and was formally a residence for the workers of Shaw Manor.

On the ground floor there is a gorgeous wooden porch taking you through to a stable door and entrance hall with a cupboard (Ideal for coats and shoes) and provides access to a lovely cottage style fitted kitchen/dining room, with double aspect, and a large living room with open fireplace.

Upstairs there are two double bedrooms with original painted wooden flooring and a stylish family bathroom. There are attractive character iron radiators in all rooms, and the property has recently undergone new pipework to the interior, with outside pipes/drains having been also recently maintained.

Outside is where this period home really comes in to its own. With a much larger outside space than you would expect, ideal for pottering about and sure to keep any green fingered gardener busy. There is a lawned area with well established borders, paths leading through well planted areas and private spaces, a summerhouse/garden room with power and light and a large wooden outbuilding which could easily be converted in to a home office/play room/games room. All in all a real gem of a property, tucked away in a secret location.

Shurnhold is within easy walking distance of this beautiful market town and train station and ideally located for access to local shops, schools and leisure facilities. Melksham is conveniently situated with good access to the neighbouring towns of Chippenham, Devizes and Trowbridge with Chippenham having a mainline railway station (London-Paddington) and



access to the M4 motorway via junction 17 offering convenient access to the major centres of Bath, Bristol, Swindon and London. The property is also a short drive to the idyllic national trust village of Lacock.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: C

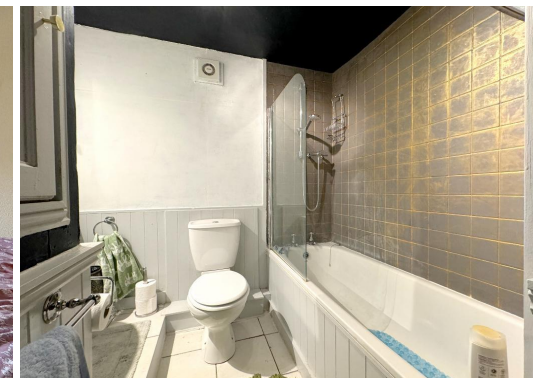
EPC Rating: D

Mains gas, electricity, water and drainage.

Agents notes: Often with a property of this age, there is access through the garden for the neighbours to their garden and no official off road parking.

## KEY FEATURES

- Delightful terraced period cottage
- Large sitting room with open fireplace
- Desirable cottage garden
- Large wooden outbuilding
- Walking distance to town
- Two double bedrooms
- Cottage style fitted kitchen/dining room
- Home office at the bottom of the garden
- Porch/garden room
- Close to the train station

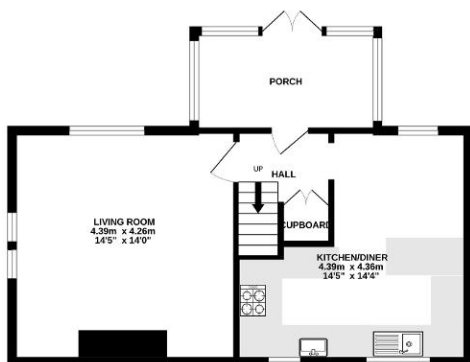




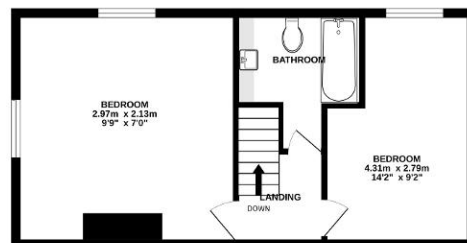
## ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



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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## 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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