



richard
james

1 Little Park Cottage, Breach Lane, SN4 7QW

Guide Price £495,000



IN A NUTSHELL



A stunning country residence approaching nearly 2000 sq ft and nestled in a beautiful position close to Royal Wootton Bassett.

Situated in a rural setting is this lovely home is also currently configured to provide a one bedroom annexe/house to the side.

The property is situated near the popular market town of Royal Wootton Bassett which benefits from its wide range of amenities including pubs, shops and range of schooling.

The property briefly comprises entrance hall, living room with open fire, farmhouse style kitchen/dining room, utility area, WC and family room. The first floor comprises three bedrooms, ensuite and family bathroom. Outside is driveway parking to the front of the property and a rear garden.

Speaking of the rear garden, in our opinion it offers exceptional privacy and space for a property that is so conveniently located to the towns amenities and nearby road and rail links to London, Bristol and Bath. With Cheltenham and the stunning Cotswolds are only a stones throw away as well. Superb public and private schooling is on hand for all age ranges as are numerous sporting and leisure facilities such as the excellent Shooting School at Barbury.

Welcome Home

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



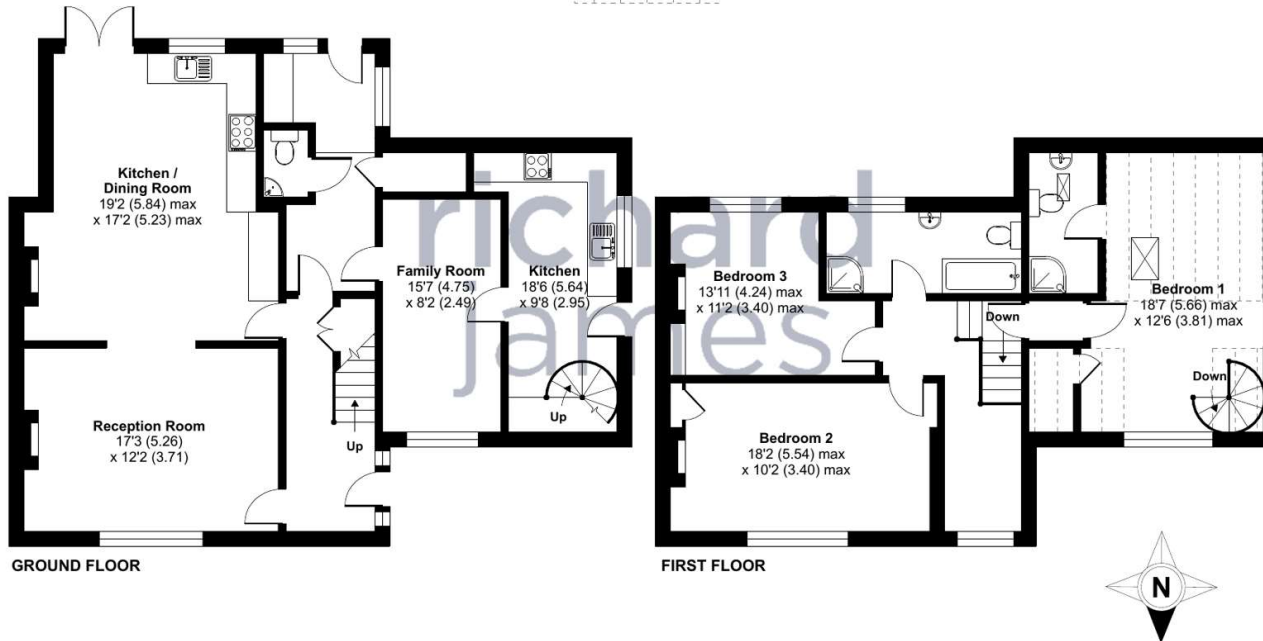
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Our team will guide you through the process of buying or selling your home. We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

-  Honest valuations in current market conditions
-  Dedicated sales progression team
-  Recommended financial advisors
-  5* service from valuation to completion
-  Award winning lettings service
-  Ahead of the game marketing strategies
-  Professional photography
-  Social media marketing
-  Top listings on Rightmove and Zoopla

Approximate Area = 1704 sq ft / 158.3 sq m
Limited Use Area(s) = 157 sq ft / 14.6 sq m
Total = 1861 sq ft / 172.9 sq m
For identification only - Not to scale

Denotes restricted head height



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checon 2023. Produced for Richard James. REF: 990048

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- These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
- No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
- All Measurements are approximate.

CALL US FOR A FREE VALUATION ON YOUR PROPERTY...

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