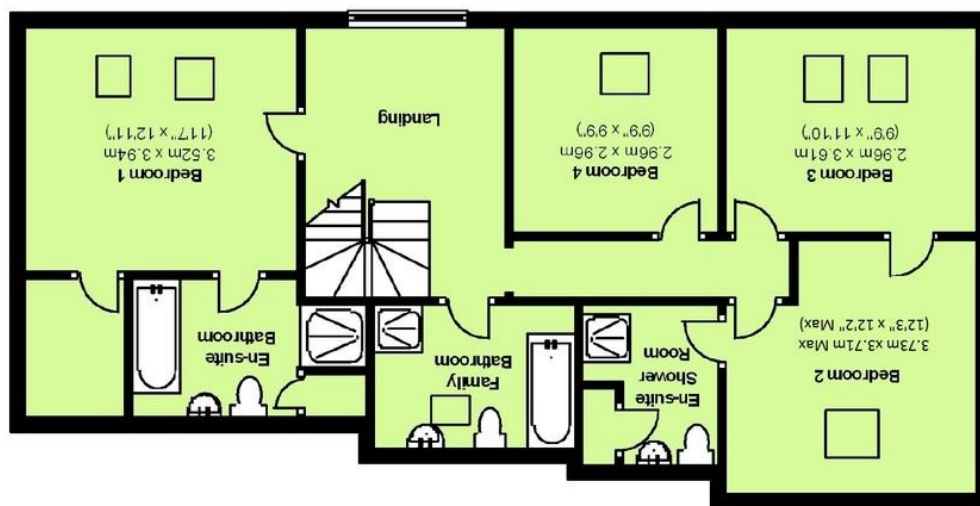


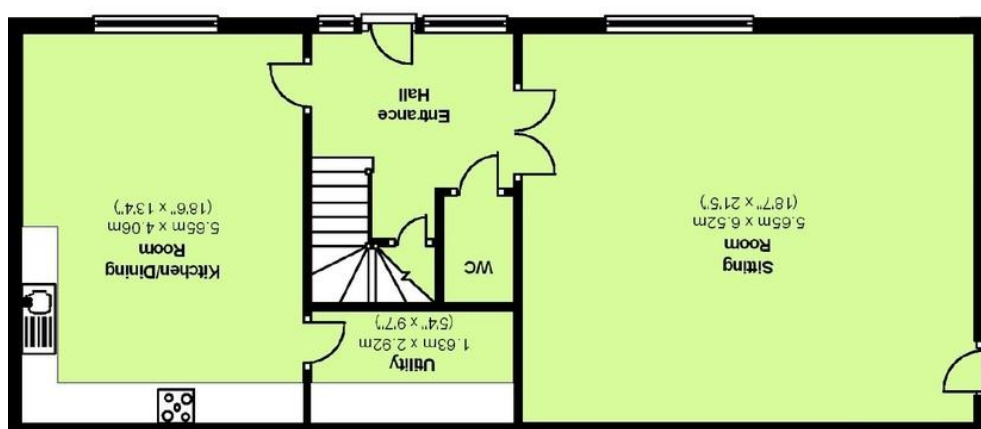
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements



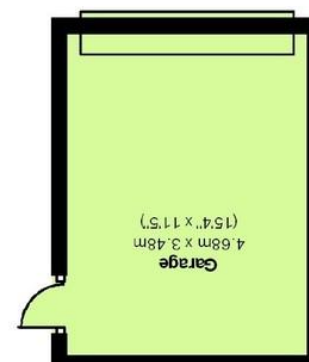
Total area: approx. 156.6 sq. metres (1686.1 sq. feet)



First Floor
Approx. 85.2 sq. metres (917.3 sq. feet)



Ground Floor
Approx. 71.4 sq. metres (768.9 sq. feet)



1 Church Farm, Yatton Keynell, Chippenham, Wiltshire, SN14 7FD

David Ingram
RESIDENTIAL

1 Church Farm, Yatton Keynell, Chippenham, Wiltshire, SN14 7FD

- Four bedrooms, three bathrooms
- Spacious sitting room
- Superb kitchen/diner
- Utility room
- Underfloor heating
- Sought after village location
- Easily maintainable garden
- Garage

£450,000

Situation and Description

A spacious barn conversion which forms part of a small select development in the sought after village of Yatton Keynell. The property offers a wonderful blend of modern living within an attractive stone built barn which was sympathetically converted in 2008 and benefits from underfloor heating (ground floor), neutral décor and double glazing.

The accommodation is arranged over two floors and comprises vaulted reception hall with cloakroom off, good sized sitting room opening onto the garden, superb kitchen/diner with modern units, utility room, galleried landing, master bedroom with en suite bathroom and walk in wardrobe, guest bedroom with en suite shower room, two further bedrooms and a family bathroom.

Outside

Front

Level gravelled garden with paved path to front door. Outside light.

Side Garden -

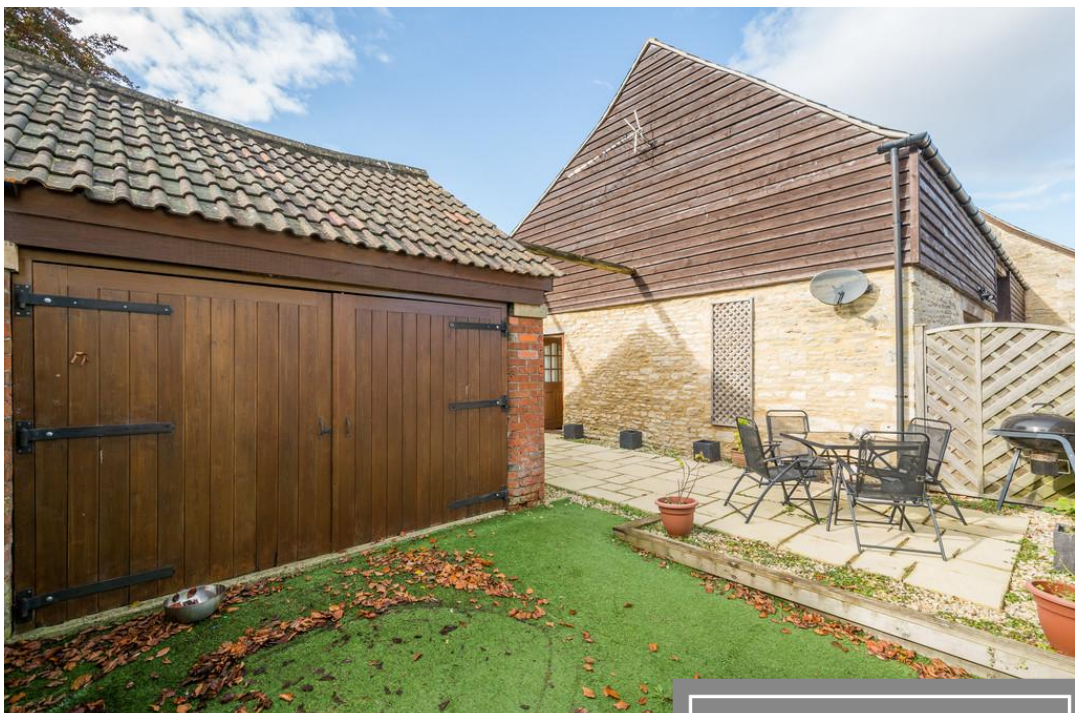
Courtyard style garden with paved patio seating area. Area of artificial grass to the front of the garage. Outside light and tap. The garden is enclosed by fencing and attractive stone walling and enjoys a southerly aspect.

Garage

Twin wooden doors to the front. Personal door to side. Power and lighting.

Church Farm is situated in a conservation area within the thriving village of Yatton Keynell. The property is a short walk from a good range of local amenities including Post Office/ Stores, Primary School, Doctors surgery and a Public house. The nearby market town of Chippenham and the World Heritage city of Bath provides an excellent range of shopping facilities and amenities including schooling for all age ranges and mainline rail services, (Chippenham to Paddington in 75 minutes) there is also fast road access via the M4 to major employment centres of Swindon, Bristol, London and the West Country. There is a good choice of both state and private schooling in the area.

EPC Rating - C



Directions

From Chippenham, proceed out of the town along the A420 and turn right at the junction signposted Yatton Keynell. Continue into the village and past the school and the doctors surgery. Turn left just after the church and then right into Church Farm where the property can be found immediately on the left hand side.