



# 89 The Common Broughton Gifford Melksham SN12 8ND

An attractive, semi-detached 3 bedroom property with generous living space, ample parking, detached single garage, wonderful rural views to the rear and overlooking the village Common to the front.

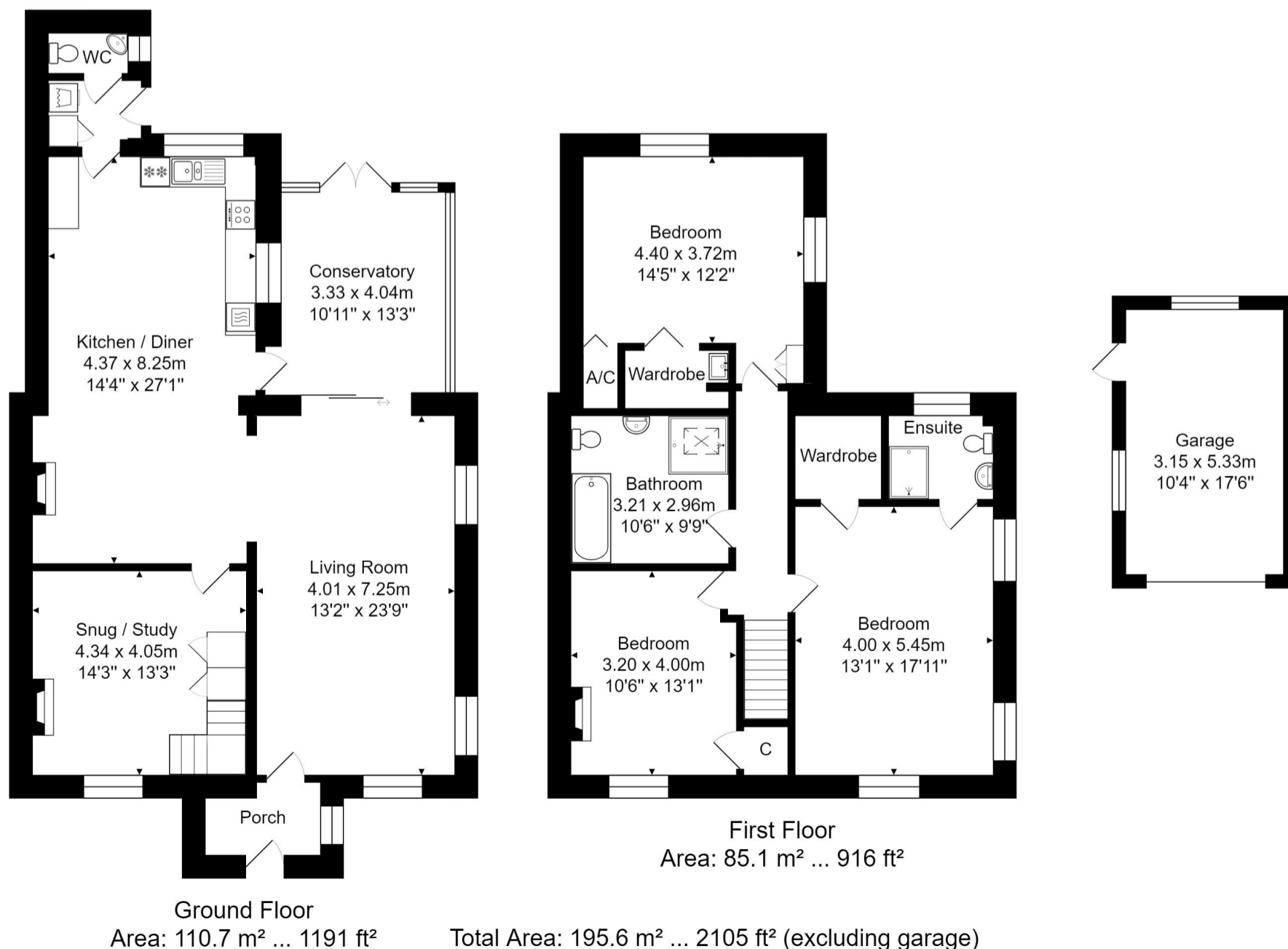
## Property Features

- 3 bedrooms
- Generous living accommodation
- Overlooking the village common
- Ample parking plus garage
- Rear garden overlooking fields
- Beautiful views

**Offers in Excess of**

Tenure: Freehold

**£700,000**



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 purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness www.epcassessments.co.uk

# Accommodation

## Ground Floor

### Entrance Hall

With side aspect double glazed window, glazed door to living room, small cupboard housing electric meter, wood flooring, coir mat, single panelled radiator.

### Living Room

Being triple aspect with 2 double glazed windows to side, double glazed sash window to front and glazed sliding doors to the conservatory, 3 double panelled radiators, feature fireplace with mantel over, wall lighting, wood flooring, open to:-

### Kitchen/Dining Room

With a range of floor and wall mounted wooden units, partially tiled walls, Neff induction hob, extractor, 1½ bowl ceramic sink with drainer and mixer tap, integrated Lamona fridge/freezer, Neff double oven, fitted pine dresser, dual aspect double glazed windows to rear and side (overlooking conservatory) both with tiled cills, glazed doors to utility room, conservatory and study, quarry tiled flooring, feature fireplace with cast iron insert and limestone surround, 2 double panelled radiators, fitted shelving, LED downlighting, wall lights.

### Study

With front aspect double glazed sash window, cast iron feature fireplace with tiled insert, fitted bookshelf, double panelled radiator, understairs storage, stairs rising to first floor.

## First Floor

### Landing

With doors leading to bedrooms 1, 2, 3 and bathroom, access to loft space, double panelled radiator.

### Bedroom 1

Being dual aspect to front with double glazed sash window and fitted blind and to side with 2 double glazed windows with sliding shutters, door to walk-in wardrobe with a range of shelving and hanging rails, double panelled radiator, door to:-

### Ensuite Shower Room

With tiled walls and flooring, shower cubicle with overhead shower, low flush WC, wash hand basin, fitted mirror, single panelled radiator.

### Bedroom 2

Being dual aspect to side and rear with double glazed windows, 2 double panelled radiators, range of shelving, wall lighting, built-in storage including walk-in wardrobe with tiled flooring, vanity unit with inset wash hand basin and tiled surround, shelving and hanging rails.

### Bedroom 3

With front aspect double glazed sash window, storage cupboard with hanging rail, cast iron feature fireplace, fitted shelving, double panelled radiator.

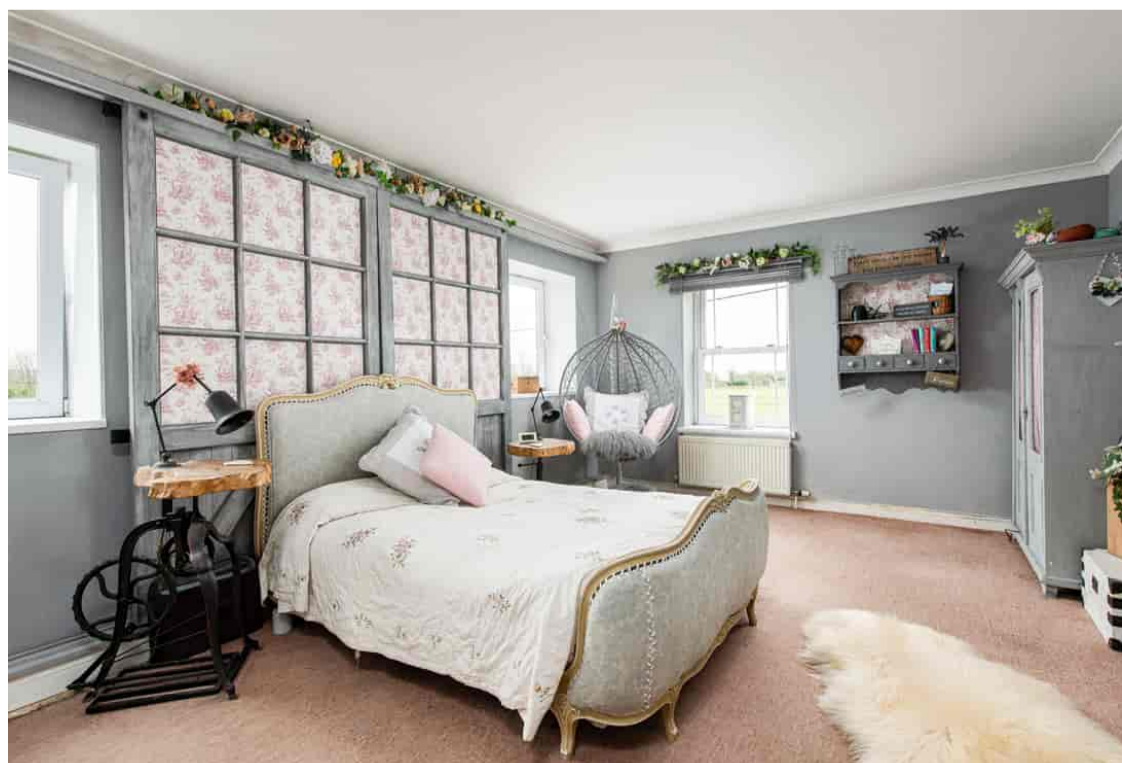
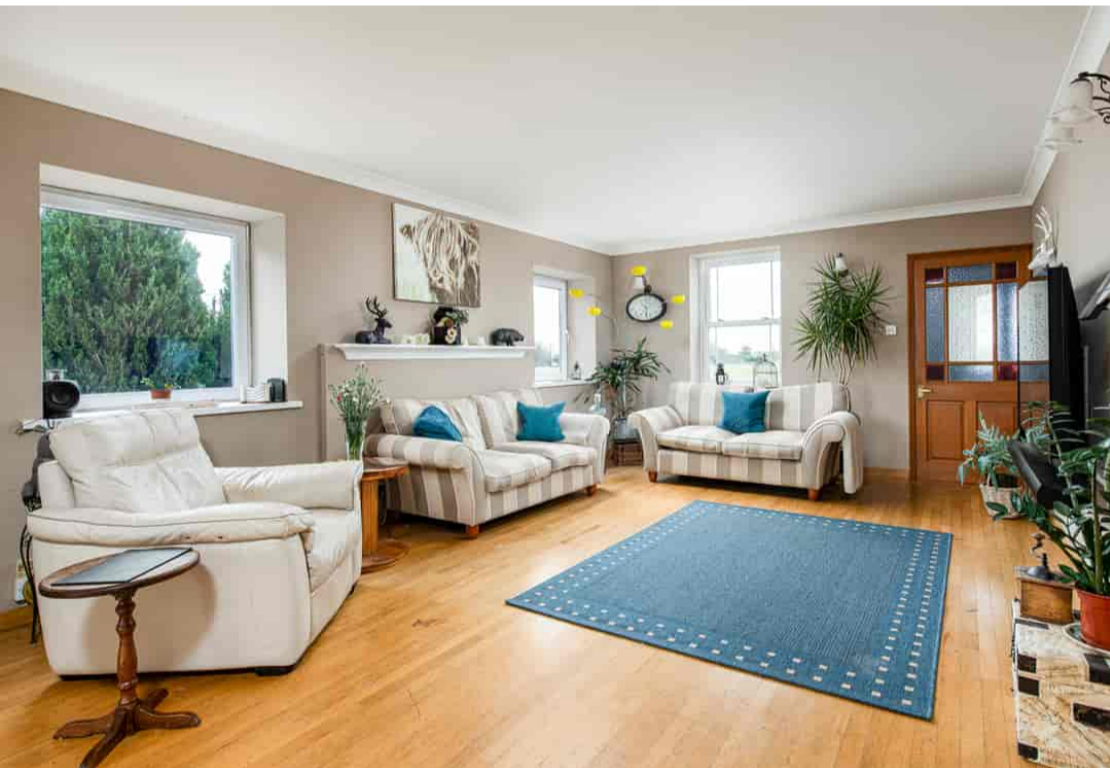
## Bathroom

With tiled flooring and partially tiled walls, shower cubicle with overhead shower, bath with chrome mixer tap and telephone style attachment, low flush WC, wash hand basin, 2 Velux windows, access to loft space, mirror, double panelled radiator, extractor fan.

## Externally

### Garden, Garage and Parking

The rear garden is mainly laid to lawn, with paved areas and raised flower borders. There are a variety of roses, a Chinese gooseberry and more to enjoy in the summer months. There is a working well, raised pond with ghost koi and goldfish, a cold house, a detached single garage with up and over door, power, pedestrian side door and window, LPG tank and open fencing onto fields beyond. The driveway provide ample parking for numerous vehicles.



## Situation

No. 89 The Common is situated in the Wiltshire village of Broughton Gifford, overlooking the Common, an area of approximately 28 acres of open grassland with several wildlife ponds, football pitch and cricket ground. The village benefits from St Mary's primary school, 2 public houses, The Bell on The Common and The Fox and Hounds, a Grade I listed church, St Mary the Virgin which dates back to the 13th century and a Baptist Chapel. The village hall hosts a variety of clubs and social events, ensuring a great community feel.

The village is also well positioned for access to surrounding towns, which include Bradford on Avon (approx. 4 miles), Melksham (approx. 3 miles) and Trowbridge (approx. 5 miles). Amenities including supermarkets, retail outlets, pubs and restaurants, cinema and sporting facilities can be found within these towns along with rail links.

The World Heritage City of Bath (approx. 11 miles) provides a complete range of retail outlets together with many other amenities to include The Theatre Royal, a number of fine restaurants and excellent sporting facilities. There is also a mainline railway station providing direct access to London Paddington, Bristol and south Wales.

The M4 motorway junction 18 is approximately 17 miles and junction 17 is approximately 20 miles. Access to the M3 via the A303 is also easily reached.

## Description

89 The Common is an attractive 3 bedroom home enjoying beautiful views from all the principle rooms. The current owners have extended, more than doubling the size of the original period building, and now boasts generous living space including a spacious kitchen/dining open to the living room, a snug/study and a conservatory overlooking the generous garden and fields beyond. The ground floor also benefits from a cloakroom and a utility/boot room which is very useful for muddy boots and paws after long walks.

The first floor provides 3 double bedrooms and a family bathroom. Bedroom 1 has the benefit of an ensuite and a walk-in wardrobe and both bedrooms 2 and 3 have built-in wardrobes.

The property is approached via a no-through lane, along the edge of The Common where a private tarmac driveway, with ample parking leads to the detached single garage.

The predominantly lawned, west facing rear garden has open fencing to the adjoining farmland. The garden enjoys a plethora of flower borders including a variety of roses.

## General Information

Services: We are advised that all mains services are connected with the exception of gas

Heating: LPG fired central heating

Local Authority: Wiltshire Council

Council Tax Band: Band C - £1,876.37

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