



# 12 The Street Broughton Gifford SN12 8PR

An impeccably presented 5-bedroom detached family home, located in the heart of this quaint village, with beautiful countryside views, a modern finish throughout, and a versatile studio/garage.

## Guide Price

Tenure: Freehold

**£650,000**

### Property Features

- Detached family home
- Picturesque rural location
- Private garden with views
- Parking for multiple vehicles
- 2 bathrooms
- 5 bedrooms
- Double garage/ studio



# Accommodation

## Ground floor

### Hallway

With glazed door, original hardwood flooring, radiator, large storage cupboard, and access to all other ground floor rooms.

### Living room

With south facing bay window, hardwood flooring, wood burner with stone surround, radiator, opening to dining room

### Dining room

With vaulted ceiling, dual aspect with velux windows, French doors leading to patio, tiled flooring, radiator and open plan to kitchen.

### Kitchen

With a range of floor and wall mounted units, tiled floor, granite effect worktop, breakfast bar peninsula, space for all white goods, vaulted ceiling, built in double oven, door to rear entrance, and door back into hallway.

### Family bathroom

With double length walk in shower, toilet, basin, heated towel rail, north facing window and wall mounted storage.

### Bedroom 5/ study

With south facing window, radiator, ample storage space, room for a bed or large desk.

### Bedroom 4

Double bedroom with south facing window, radiator, and ample storage space

### Bedroom 3

Double bedroom with east facing window, radiator and ample storage space.

## First Floor

### Landing

With radiator, window, access to storage in the eaves, and entrances to further bedrooms

### Bedroom 2

Double bedroom with dual aspect windows, velux windows, built in storage, and entrance to boarded eaves/ loft storage

### Principle bedroom

Double bedroom with south facing window, radiator, ample storage space, and entrance to

### En suite

With bath, toilet, sink, velux window, wall mounted storage and heated towel rail.



## Situation

12 The Street is situated in the Wiltshire village of Broughton Gifford. 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 boasts a substantial area of open access land – The Common– perfect for dog walking, home to the village cricket club and the annual village firework display.

The village is also well positioned for access to surrounding towns, which include Bradford on Avon (approx. 4 miles), Melksham (approx. 3 miles), Trowbridge (approx. 5 miles) and Corsham (approx. 6 miles). Amenities including supermarkets, retail outlets, pubs and restaurants, cinema and sporting facilities can be found within these towns along with rail links. The National Trust village of Lacock is also close by (approx. 5 miles) with various tea rooms, public houses and independent shops, as are The Courts Garden in Holt and Great Chalfield Manor & Garden

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 are rail stations at Melksham and Bradford on Avon which connect to the mainline railway stations at Chippenham and Bath respectively providing direct access to London Paddington, Bristol and south Wales.

## Description

Situated in the popular village of Broughton Gifford, and presented to a high standard, this 5 bedroom family home offers flexible accommodation and tremendous lateral space, with an adaptable garage/ studio and ample parking.

Upon entering the home you are met with a bright and spacious hallway that leads through to the expansive living room, fit with a beautiful bay window and welcoming feature fireplace with log burner. Open plan to the dual aspect dining room, fitted with velux windows and patio doors leading to the garden, the modern kitchen boasts an ample amount of ground and wall mounted storage and a breakfast bar peninsula. The remainder of the ground floor hosts 2 splendid double bedrooms, a fantastic office/ fifth bedroom and a contemporary family bathroom with double length shower.

The first floor provides two impressive double bedrooms, the principle providing ample space and an amazing en-suite complete with a substantial bath tub, and the second bedroom providing great light from the dual aspect windows, and further access into the loft/ eaves.

Externally there is a private, mature garden wrapping around the property, with countryside views beyond. There is parking for multiple vehicles and a double garage which is currently split into a workshop and the rest utilised as additional storage. The garage already has the benefit of light, power and heating (in the form of an Air Source Heat Pump) and subject to planning permission, could be repurposed into an annex/ gym/ studio or simply back into a whole garage.

## General Information

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

Heating: Oil fired central heating

Local Authority: Wiltshire Council

Council Tax Band: E

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