

Tynings Lane

Bratton, BA13 4RR

COOPER
AND
TANNER



£545,000 Freehold

Picquet Cottage is a charming detached four bedroom property located in the sought after village of Bratton and is close to open countryside. It is quirky benefiting from two staircases and offers flexible family accommodation with a downstairs bedroom with an en-suite and an additional shower room and two sitting rooms. The garden is privately enclosed and there is a detached garage with driveway parking for six cars. EARLY VIEWING IS HIGHLY RECOMMENDED.

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DESCRIPTION

Picquet Cottage is a charming detached four bedroom property located in the sought after village of Bratton and is close to open countryside. It is quirky with two separate staircases and offers flexible family accommodation with a downstairs bedroom with an en- suite and an additional shower room and two sitting rooms. The garden is privately enclosed and there is a detached garage with driveway parking for six cars. EARLY VIEWING IS HIGHLY RECOMMENDED. The accommodation comprises side entrance hall, shower room, utility cupboard and additional cupboard. An opening to a small hallway with stairs leading to a large bedroom with far reaching views over open countryside. Opening to kitchen/breakfast which is a great entertaining room with double glazed bi fold doors to the rear garden. It is fitted with a range of wall and base units, Bosch double grill and oven , island with integrated gas hob and drawers under and larder cupboard housing fridge/freezer. Flagstone flooring and underfloor heating, reception/sitting room with bi fold doors to the rear garden, sitting room with multi fuel wood burner. Front entrance hall with a door to bedroom one with an en- suite and a dressing area. A staircase leads to the first floor where there are two bedrooms and a bathroom.

OUTSIDE

The property is approached over a driveway. There is a gate to the side with a path leading to the front door. It is privately enclosed by established hedging, a path then leads round to the rear garden. There is a patio and the garden is laid to lawn with hedging to the sides and rear. There are borders with established plants and shrubs. A side gate leads to the driveway and there is parking for six cars and there is a detached garage with a window to the side, light and power and an inspection pit. At the side of the house there is an electric pod point. There is also a side door from the driveway.

LOCATION

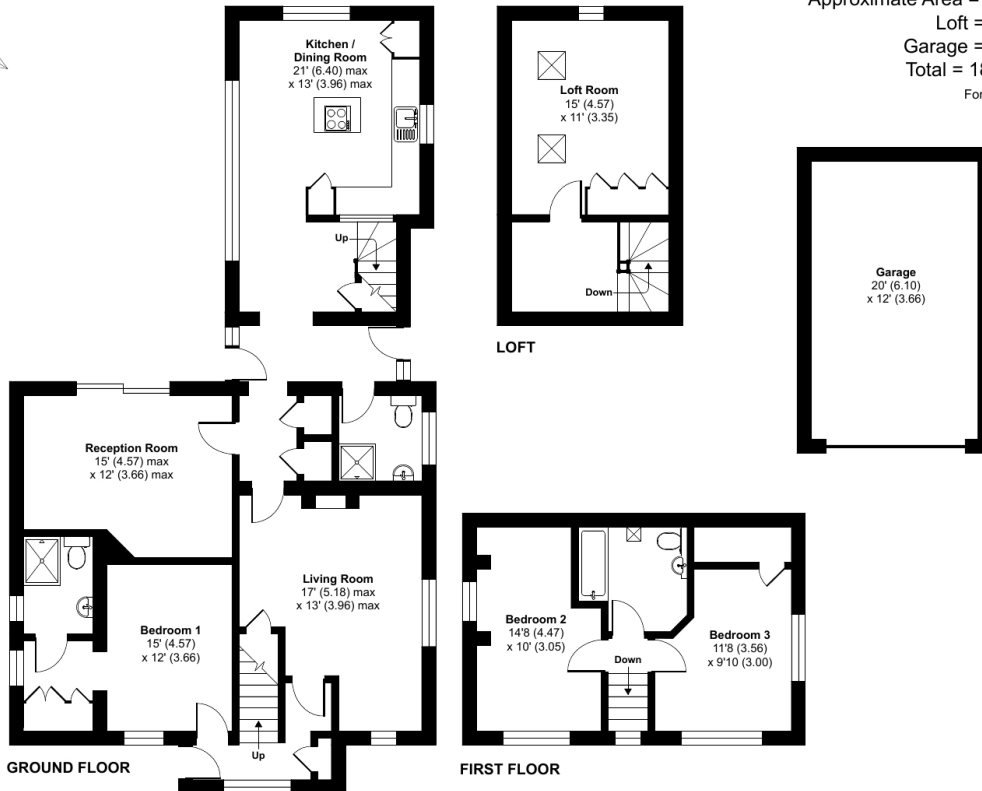
Bratton is a charming village providing a wide range of amenities including a pre-school, a Good rated primary school, pub, local shop with Post Office and a GP surgery making this a highly desirable village to live. Located to the south east of Bath and 3 miles east of Westbury. Westbury offers a main line railway station with rail links into London Paddington and the south. Local countryside includes the Westbury White Horse and the Salisbury Plain where countryside walks can be found on your doorstep. The County town of Trowbridge is some six miles away providing a range of conveniences including major supermarkets. The Georgian City of Bath provides an excellent range of shopping, leisure and cultural facilities, in addition to sporting and its many educational facilities.

COUNCIL TAX

'BAND E '







Tynings Lane, BA13

Approximate Area = 1389 sq ft / 129 sq m

Loft = 238 sq ft / 22.1 sq m

Garage = 240 sq ft / 22.3 sq m

Total = 1867 sq ft / 173.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cooper and Tanner. REF: 1017575

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