

4 Pedlars Grove,

Chapmanslade, BA13 4AZ



OIEO £850,000 Freehold

4 Pedlars Grove is a remarkable family house with a fabulous and extensive plot tucked away within a quiet part of this popular village on the Somerset/Wiltshire border.

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DESCRIPTION.

Renovated to an exceptional standard in recent years, this well-proportioned family house enjoys wonderful large gardens and a sought-after position within this popular village on the Somerset/Wiltshire border.

The front door opens into a spacious and naturally light entrance hall, the perfect first impression to the home.

Sets of double doors lead from the inner hall to both the sitting room and the playroom, both good-sized rooms offering a choice of reception areas.

The hub of the home is undoubtedly the kitchen/dining room. Filled with natural light via the twin aspect windows and doors, this open-planned area enjoys an outlook across the gardens and fields beyond. A very high spec range of wall and base units are topped with sleek worktops. There is an island with seating, extra worktop space, and an integrated induction hob. There are further integrated appliances including an eye-level double oven. Renovated in the last four years, the kitchen is modern and sleek. Ideal for family life and anybody who enjoys entertaining, there is plenty of room for a large table and chairs, and the newly fitted bi-fold doors spill out onto the gardens and the recently added Indian sandstone patio, creating a wonderful relationship between the indoors and outdoors space.

There is also a downstairs cloakroom, a well-appointed utility room and access to the integral double garage.

On the first floor the outlook only gets better with wonderful far-reaching countryside views to the rear. The gallery-styled landing gives plenty of natural light, thanks to the Velux windows and creates a wow feature for the property. The master bedroom is an impressive space with a good amount of built-in storage and an en-suite shower room. There are three further double bedrooms and a stunning family bathroom. Bedroom two also enjoys an en-suite shower room.

OUTSIDE

One of the key selling points for this house is the tremendous amount of outdoor space, 0.43 acres to be precise. To the front and side there is ample parking for multiple vehicles in addition to the double garage. The gardens are truly incredible and include a large Indian sandstone patio seating area that adjoins the doors of the kitchen/breakfast room, perfect for Al-fresco dining in the summer months. There is a very large, private and level lawn decorated by a number of mature trees, and a further seating area adjacent, which includes three attractive water features and has plenty of sunlight due to the size of the outdoor space. There is a large shed, perfect for storing all your tools and ride-on mower. Being set back from the road and backing onto fields, the gardens are peaceful and perfect for those with children and pets. A new addition within the grounds is a very high spec home office/studio which has been completed in the last 12 months and represents a versatile space and has the added benefit of power, heating and internet.

ADDITIONAL INFORMATION

Oil-fired central heating. Mains electricity, water and drainage connected. No gas connected.

LOCATION

Chapmanslade is a popular Wiltshire village found in wonderful countryside close to the Somerset borders between the local towns of Frome and Westbury, also within a few miles of Warminster. The village offers fantastic access to local transport and commuter links as well as being within easy reach of many gorgeous countryside and woodland walks with the local attractions including Cley Hill, Westbury White Horse and Longleat Forest. The village itself has a vibrant active community which offers residents the opportunity to engage with their neighbours and in village events. Chapmanslade has a wonderful village pub in The Three Horseshoes offering food, drink and hospitality along with a beer garden with stunning views of Longleat Forest. A wide variety of other amenities including a school, village hall and recreation ground.

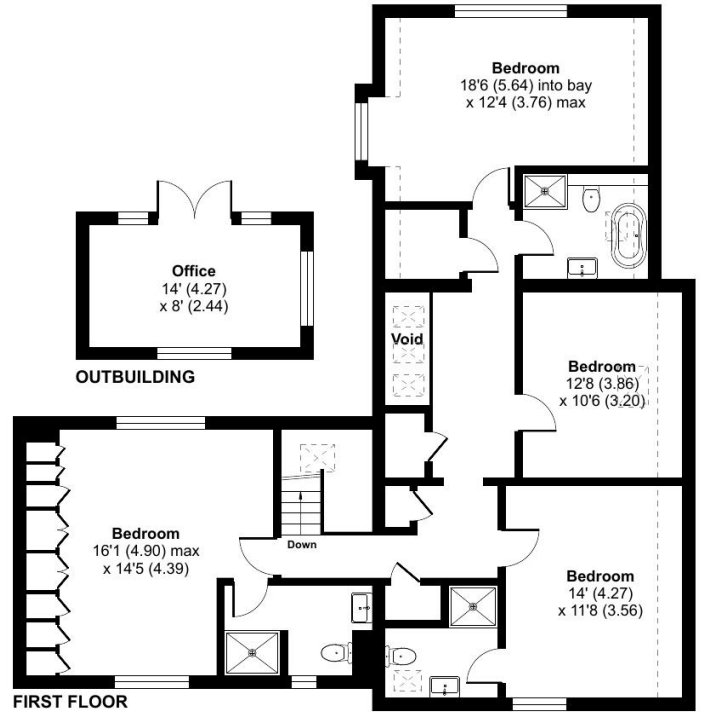
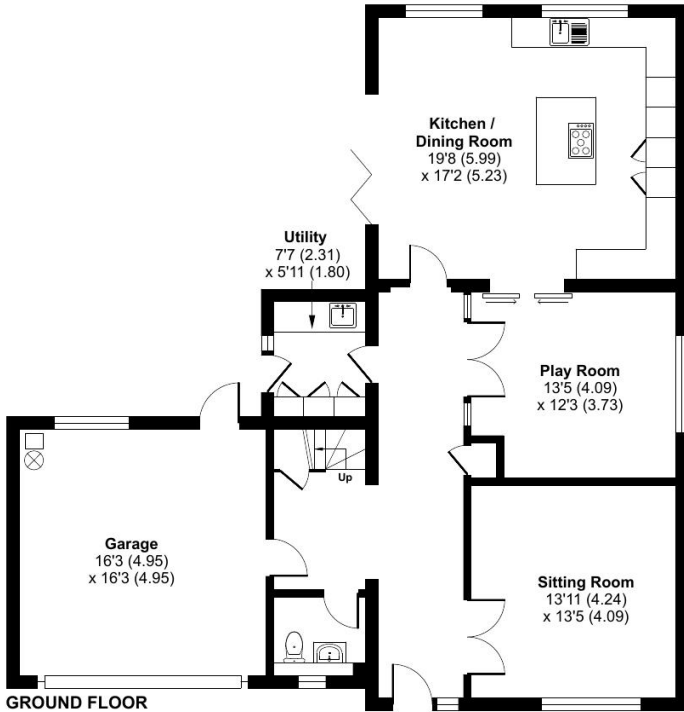




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Approximate Area = 2157 sq ft / 200.3 sq m
 Limited Use Area(s) = 74 sq ft / 6.8 sq m
 Outbuilding = 112 sq ft / 10.4 sq m
 Garage = 263 sq ft / 24.4 sq m
 Total = 2606 sq ft / 241.9 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1239939



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