



# Dovetail House

## 65 The Common

### Broughton Gifford

### SN12 8NA

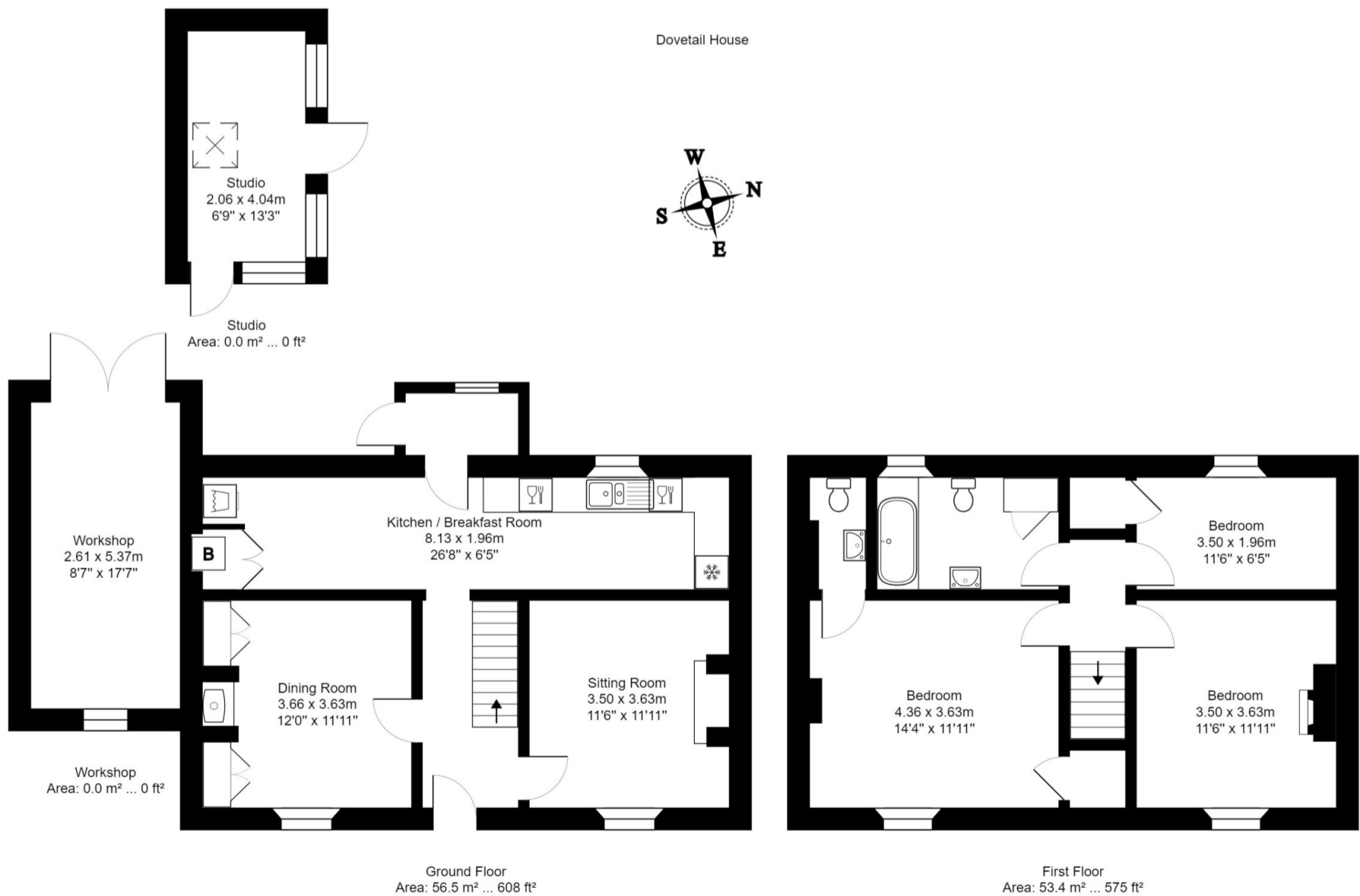
A charming, Grade II listed, 3 bedroom detached, Georgian property, positioned on The Common with delightful countryside views, private parking and beautiful, well stocked gardens.

#### Property Features

- Grade II listed property
- 3 bedrooms
- En suite facilities
- 2 reception rooms
- Wealth of period features
- Garage and private parking
- Separate home office/studio

Tenure: Freehold

**£650,000**



Total Area: 109.9 m<sup>2</sup> ... 1183 ft<sup>2</sup> (excluding workshop, studio)

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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# Accommodation

## Ground Floor

### Entrance Hall

With limestone flooring, radiator, staircase with beautiful rosewood handrail rising to first floor, decorative tongue and groove panelling, pine door to understairs cupboard with light and shelving.

### Sitting Room

With front aspect Georgian style sash window having working shutters, antique style radiator, traditional radiator, fireplace with stone hearth and surround.

### Dining Room/Reception 2

With front aspect Georgian style sash window having working shutters, radiator, limestone flooring, fireplace with inset wood burner, stone hearth, wooden mantle and surround, recessed cupboards to either side of the chimney breast.

### Kitchen/Breakfast Room

#### Kitchen Area

With a range of bespoke, painted shaker style units having oak worktops incorporating 1½ bowl ceramic sink with swan neck style mixer tap and drainer, integrated low level double oven, induction hob, tongue and groove splashback, space and plumbing for dishwasher, space for fridge/freezer, rear aspect Georgian style sash window overlooking the terrace, radiator, limestone flooring.

#### Breakfast Area

with limestone flooring, radiator, rear aspect Georgian style sash window overlooking the garden and home office, built-in cupboard housing oil fired boiler providing domestic hot water and central heating, further built-in cupboard, pantry with space and plumbing for washing machine, door to:-

### Boot Room

With limestone flooring, rear aspect enjoying views over The Common, decorative partially glazed door to the garden.

## First Floor

### Landing

With access to partially boarded loft space providing additional storage space.

### Bedroom 1

With front aspect Georgian style sash window enjoying wonderful open views over The Common, exposed floorboards, radiator, built-in wardrobe, door to:-

### En suite Cloakroom

With traditional style WC, wash hand basin, recessed shelving, exposed wooden flooring.

### Bedroom 2

With front aspect Georgian style sash window enjoying wonderful open views over The Common, decorative fireplace with painted mantel, radiator.

### Bedroom 3

With rear aspect Georgian style sash window enjoying wonderful open views over The Common, radiator, built-in wardrobe.

### Bathroom

With bath having telephone style shower attachment, wash hand basin, WC, exposed wooden floorboards, partially marble tiled walls. Obscure glazed rear aspect Georgian style sash window, downlighting, chrome heated towel rail, airing cupboard housing hot water cylinder and shelving.

## Externally

### Garden, Parking and Outbuildings

A decorative wrought iron pedestrian gate opens to a paved and curved path that leads to the attractive, canopy covered, partially stained glass front door. Trellis work to either side is intertwined with clematis and honeysuckle.

The front garden is well enclosed by beech hedging and predominantly laid to level lawn with mature cottage style planting and 2 ornamental pear trees. The foot path is flanked by decorative round box and also leads to a charming, east facing, flagstone terrace, ideal for enjoying the morning sun and taking in the garden vista.

The rear garden is accessed via a 5-bar gate, opening to an area of gravelled hardstanding providing off street parking private parking if desired. There is a further charming terrace which is bordered by an attractive curved dry stone wall with mature planting including climbing roses, an apple tree and attractive raised herb garden.

The garage building/workshop has double opening wooden doors with a Belfast sink, numerous power points, overhead lighting, window overlooking the front garden and a mezzanine area accessed via a wooden ladder ideal for additional storage space.

In addition, there is an attractive home office/studio with oak flooring, tongue and groove wall panelling, Velux window, further windows, partially glazed door, power, lighting and a pleasant outlook over Broughton Gifford Common.



## Situation

Dovetail House 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 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), 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 Nation Trust village of Lacock is also close by (approx. 5 miles) with various tea rooms, public houses and independent shops.

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

Dovetail House is an attractive, double fronted stone built, Grade II listed property retaining a wealth of character and charm.

The property boasts 2 reception rooms, both having front aspect Georgian style sash windows, working shutters and fireplaces. The kitchen/breakfast room has a range of bespoke units and windows overlooking the rear garden.

The first floor provides 3 light filled rooms with views over The Common and a bathroom. The main bedroom also benefits from an en suite cloakroom.

Externally, the property enjoys gardens with flagstone terraces to both front and rear, extensive, mature planting and a good degree of privacy. Benefits also include, a garage building/workshop and home office/studio.

## 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: Band E - £ 2,580.00

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