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The Old Dairy Drive, Upper Castle Combe

Price Guide £765,000

A BEAUTIFULLY MAINTAINED FOUR-BEDROOM DETACHED HOME WITH DOUBLE GARAGE AND COUNTRYSIDE VIEWS

Situated in the desirable village of Upper Castle Combe, The Old Dairy Drive is an attractive four-bedroom detached home built in 2008 by award-winning Hills Homes. Boasting an appealing Cotswold stone frontage and approximately 1,695 sq ft of accommodation, the property has been meticulously maintained by its original owners from new.

The ground floor offers two versatile reception rooms and a spacious kitchen/breakfast room featuring granite work surfaces and integrated appliances, including a range cooker, dishwasher and fridge freezer. A separate utility room provides additional storage and space for laundry appliances.

Upstairs, there are four generous double bedrooms, three with fitted wardrobes, including a principal bedroom with en-suite shower room. A well-appointed four-piece family bathroom completes the first-floor accommodation.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Situation - Upper Castle Combe

The Old Dairy Drive is situated within an attractive, award-winning development of just seven homes, tucked away in a no-through cul-de-sac in Upper Castle Combe, one of Wiltshire's most sought-after village locations.

Renowned for its picturesque Cotswold stone cottages and historic charm, Castle Combe is often described as one of England's prettiest villages. Set amidst the beautiful Cotswold countryside, the area offers wonderful walks, scenic surroundings and an excellent choice of country pubs and restaurants. Local attractions include the renowned Castle Combe Circuit, while the historic Manor House Hotel, with its golf course, adds to the area's appeal.

Despite its peaceful rural setting, the village is conveniently positioned for access to the M4 motorway at Junction 17 and the A420. The nearby towns of Chippenham and Bath provide a comprehensive range of shopping, leisure and everyday amenities, together with mainline railway stations offering direct services to London Paddington.

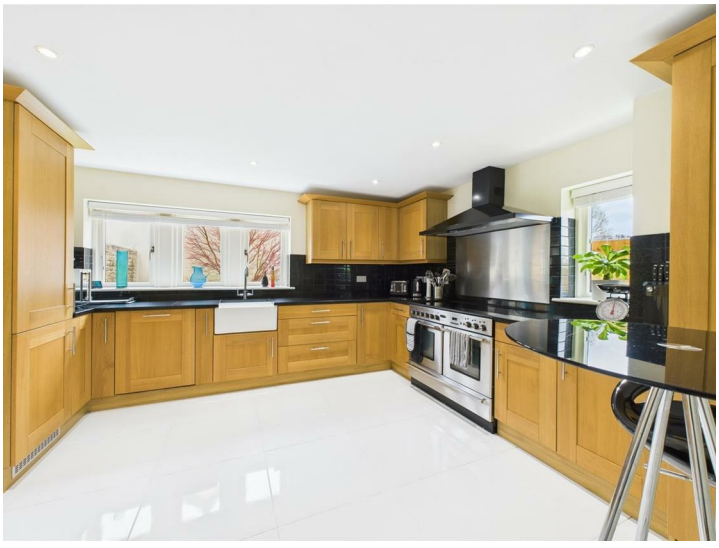
Combining an exclusive development setting with the charm of a historic Cotswold village and convenient commuter links, Upper Castle Combe offers an appealing balance of countryside living and modern convenience.

Property Information

Utilities/Services - Mains Electric, Water & Drainage, Rainwater harvesting system, Solar Panel providing hot water only, Oil Fired Central Heating

Wiltshire Council Tax - Band F

Tenure - Freehold with an Estate Management Charge of £200 per annum

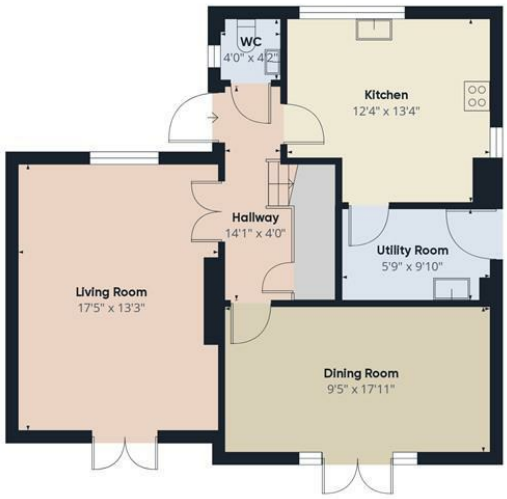












Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

1695.74 ft²

Reduced headroom

0.49 ft²

(1) Excluding balconies and terraces

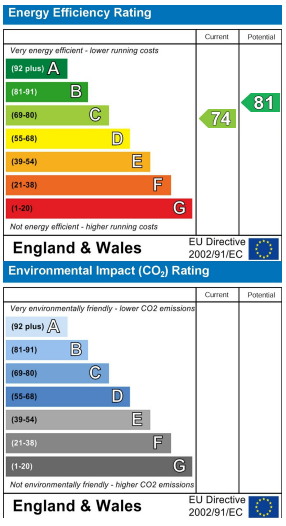
Reduced headroom ····· Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing

chippenham@atwellmartin.co.uk Tel: 01249 447777