



Merestead Cottage, The Street, Grittleton, Chippenham, Wiltshire, SN14 6AP

Grade II listed stone cottage
 Wonderful period features
 Beautifully presented
 3 bedrooms, 2 bathrooms
 2 reception rooms
 Aga kitchen/dining room
 Private parking
 Low maintenance gardens
 Peaceful village setting



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £695,000

Approximately 1,236 sq.ft excluding store

‘Boasting magnificent charm and character, a beautifully presented Grade II listed stone cottage with flexible accommodation and gardens’



The Property

This beautifully presented semi-detached Grade II listed period cottage offers a blend of historic charm and modern comfort, perfectly situated along a leafy lane in the desirable village of Grittleton. Built in 1841 as part of the J. Neeld Grittleton Estate, the property showcases exquisite Tudor revival style architecture, featuring a Jacobean style chimney stack and elegant stone mullion windows, all just a short stroll from the village pub and hall.

The accommodation spans over 1,200 sq.ft across two floors, thoughtfully extended to incorporate a former outbuilding now serving as a superb principal bedroom suite. A grand oversized solid oak door invites you into the entrance hall, complete with a convenient utility/store room. The living room is full of character, boasting charming window shutters and a cosy wood-burning stove. A versatile second reception room leads seamlessly into a bright kitchen open-plan to a dining room,

which connects effortlessly to the outdoor terrace. The well-appointed kitchen features an Aga and a practical breakfast bar. Located at the rear of the ground floor, the principal bedroom suite offers a generously sized bedroom with fitted wardrobes and a stylish en-suite shower room. Upstairs, the first floor provides two further double bedrooms also with fitted wardrobes and a well-appointed family bathroom. A spacious landing area can serve as an office.

The cottage benefits from private driveway parking at the front, flanked by attractive gardens. The immediate front garden is beautifully finished with lavender borders and sleepers, while an additional garden area to the side features box hedging and specimen trees. Beyond double gates, the secluded main garden area has been designed as an external reception space and low-maintenance haven, ideal for entertaining with its composite decking and rainbow Indian tiles. A useful workshop/store room provides additional practicality.

Situation

Grittleton is a popular and peaceful North Wiltshire village with an excellent community and amenities including The Neeld Arms public house, Church, tennis and cricket clubs whilst the neighbouring villages of Hullavington and of Yatton Keynell offer a post office/stores, doctors surgery and primary schools. A more comprehensive range of facilities are found in the nearby towns of Chippenham and Malmesbury. The cultural cities of Bath and Bristol are about 20 minutes by car whilst for those needing to travel further afield, there are frequent inter-city train services at Chippenham and both the M4 Junctions 17 and 18 are about 10 minutes' drive away providing access to Bristol, London, the South and the Midlands.

Additional Information

The property is Freehold with oil-fired central heating, mains drainage, water and electricity. The property is located within a conservation

area. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. Wiltshire Council Tax Band D.

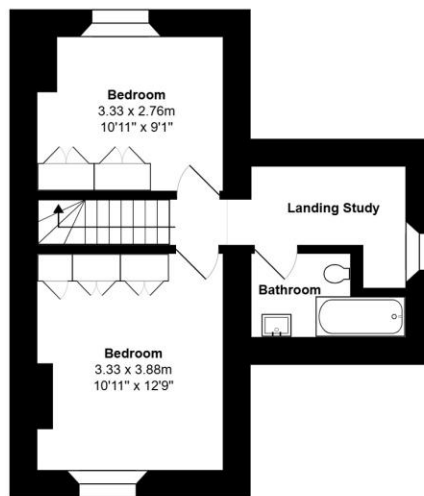
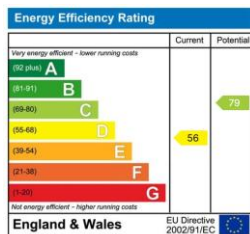
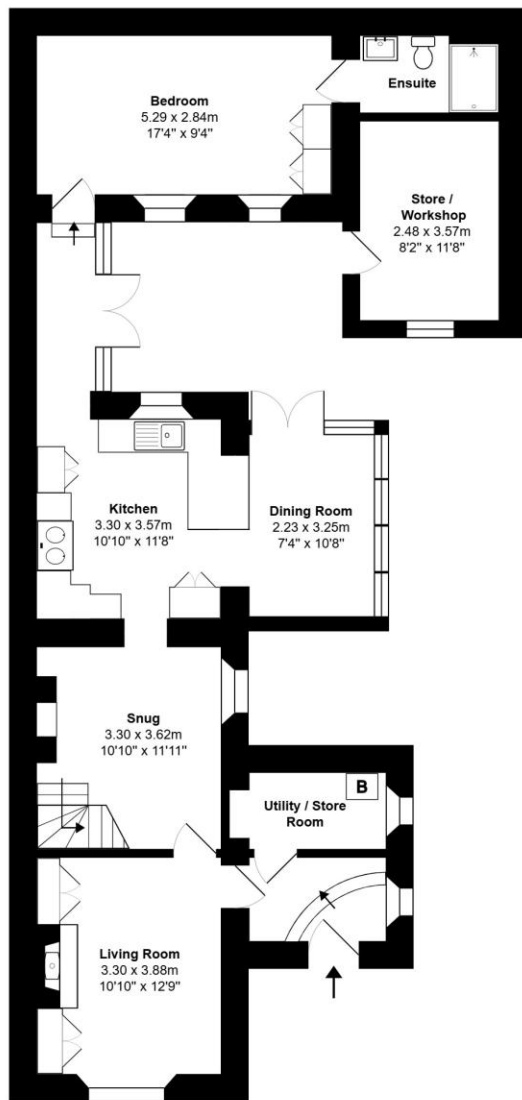
Directions

From the Grittleton House crossroad, head east towards Hullavington to pass the Neeld Arms. Towards the edge of the village and locate the property on the left hand side.

Postcode SN14 6AP

What3words: ///unique.thinnest.lamenting

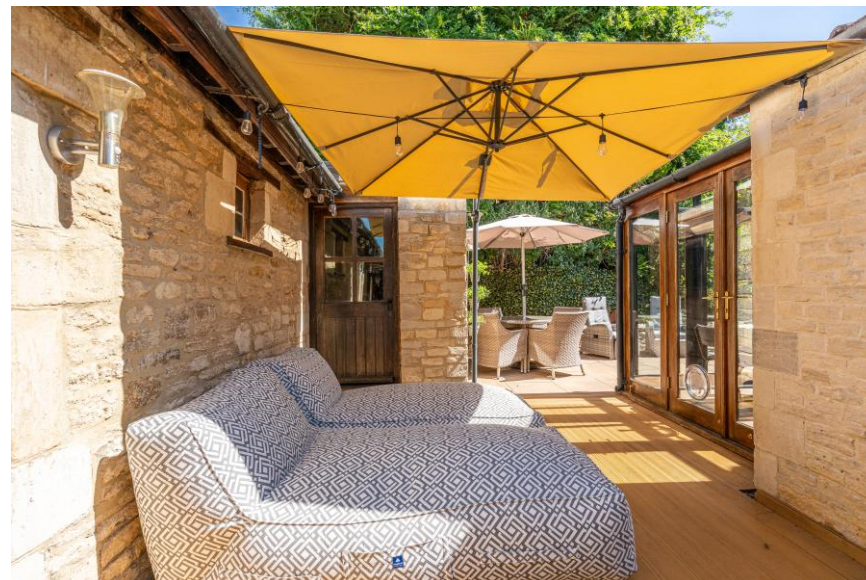




Total Area: 114.9 m² ... 1236 ft² (excluding store / workshop)

All measurements are approximate and for display purposes only

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