



Set against open countryside in the heart of the ever popular village of Grittleton, this exceptional four/five bedroom detached family home combines space, style, and flexibility in a truly idyllic setting.

Beautifully presented throughout, the accommodation flows effortlessly over two floors. A welcoming entrance hall opens directly into the stunning, luxury fitted kitchen, complete with a breakfast bar and designed as the social heart of the home. This leads seamlessly into a spacious open-plan living and dining area, perfect for both everyday family life and entertaining. The ground floor is completed by a cloakroom, separate utility room, and a versatile snug/playroom offering endless possibilities.

Upstairs, the first floor features a generous landing, a well-appointed principal bedroom with fitted wardrobes, three further bedrooms, and a modern family bathroom.

Outside, the property continues to impress with a detached garage, a dedicated home office ideal for remote working, and a gravel driveway providing ample parking. The enclosed rear garden enjoys far-reaching views over open

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

The property enjoys a rural setting in Grittleton with open fields directly to the rear. Grittleton is a traditional Wiltshire village in the southern Cotswolds, 8 miles southwest of the attractive market town of Malmesbury and about 14 miles northeast of the historic city of Bath. The village is well regarded given its attractive architecture, pretty surrounding countryside and accessibility. Additionally, the Neeld Arms public house and cricket club contribute to

its desirability. Chippenham, Bath, Bristol and Cirencester are nearby and offer extensive amenities and services. The area is well served by a range of excellent communications including the M4 motorway at junctions 17 and 18 providing access to London and Heathrow airport to the east and Bristol (including Bristol International Airport), Bath and the M5 motorway to the west. Main line rail services to London Paddington and Bristol operate from nearby Chippenham Station.

Property Information

Utilities/Services - Mains Electric, Water & Drainage, Oil Fired Central Heating

Wiltshire Council Tax - Band F

Tenure - Freehold







Approximate total area⁽¹⁾
 2050 ft²
 190.4 m²

Reduced headroom
 85 ft²
 7.9 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		78
	54	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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