



**Littlecot High Street, Chippenham, SN14 7BQ**  
**£295,000**

Situated within the picturesque village of Yatton Keynell, two miles from Castle Combe which is within the Cotswolds Area of Outstanding Natural Beauty and four miles from Chippenham with a Mainline Train Station serving Bath, Bristol and London Paddington, this quaint semi detached cottage has much to offer. To the side is the rare offering of a private parking space and single garage, to the rear a pretty courtyard garden with patio seating and raised beds. Internally comprising; entrance hall, lounge/dining room with wood burning stove, kitchen, two bedrooms and a first floor shower room.

## Entrance Porch

Front door, quarry tile floor and opening in to the kitchen.

## Kitchen



Sash window to the front with secondary glazing, quarry tile floor, floor and wall mounted units, ceramic sink and drainer, electric cooker, integral fridge, space for a dishwasher, under stairs storage cupboard, stairs to the first floor and door to the lounge/dining room.



## Lounge/Dining Room



Sash window to the front with secondary glazing, fitted shutters, window seat, lead inset window to the rear with secondary glaze, stone mullion surrounds, radiator, cast iron feature bread oven, wood burning fire, stone hearth, mantle, inbuilt shelving and exposed beams.





### Landing

Window to the rear with secondary glaze, over stairs airing cupboard, doors to the bedrooms and shower room.

### Bedroom One



Sash windows with secondary glazing to the front, double glazed window to the rear, radiator, stripped floor boards and mezzanine floor providing useful storage space.

### Bedroom Two



Double glazed windows to the front with stone mullion surrounds and radiator.



## Shower Room



Double glazed window to the rear, towel radiator, wash hand basin, vanity storage, toilet and shower cubicle with mains shower.

## Garden



Laid to patio with a number of established, plants and shrubs, raised beds, garden shed (with plumbing for a washing machine), personal door in to the garage and gated side access.



## Driveway

Private parking for one car.

## Garage

Split door to the front, personal door to the side, power and light.

## Agents Notes

The adjoining property has a pedestrian right of access across the rear of this home.

## Council Tax

We are advised by the .gov website that the property is band D.

## Tenure



We are advised by the .gov website that the property is Freehold.

## Floor Plan

### High Street, Yatton Keynell, Chippenham, SN14

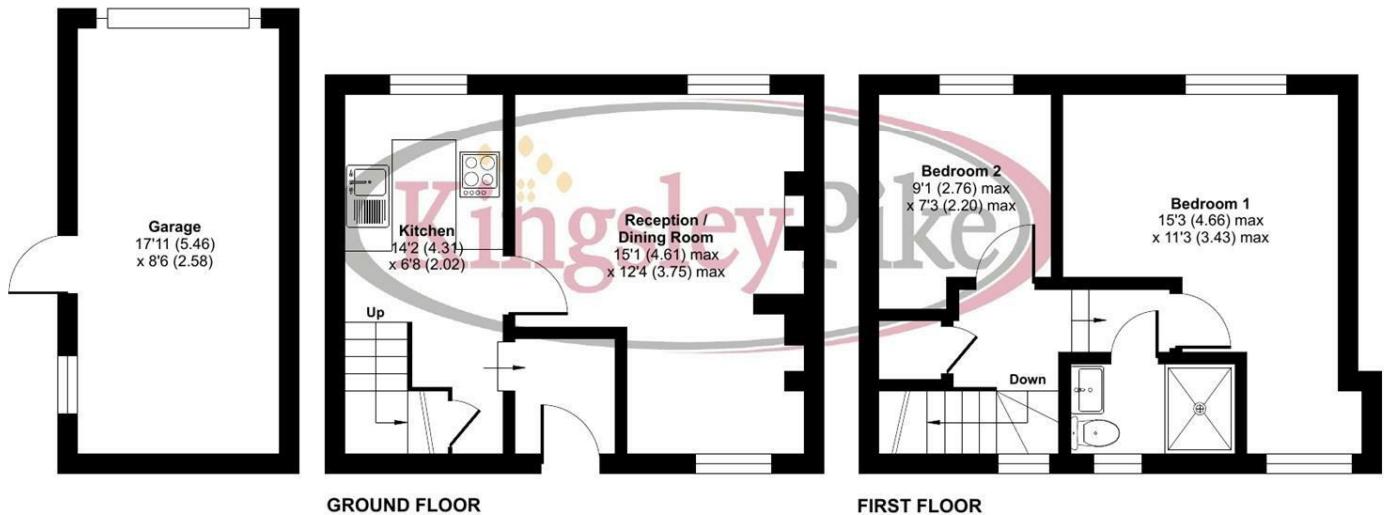


Approximate Area = 584 sq ft / 54.2 sq m

Garage = 151 sq ft / 14 sq m

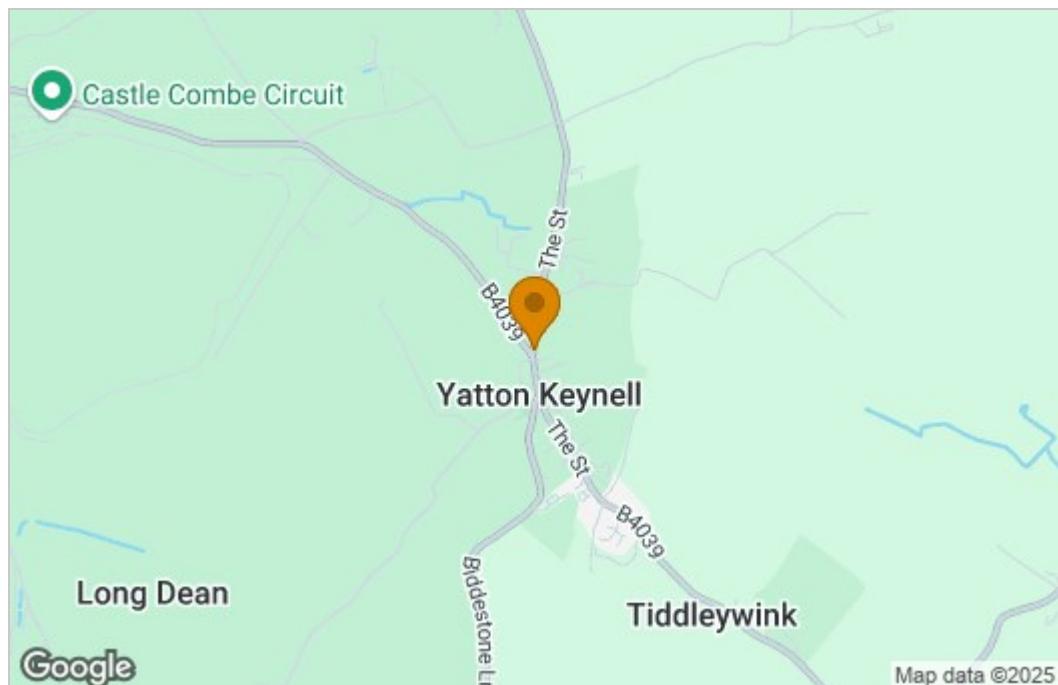
Total = 735 sq ft / 68.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntclicom 2025. Produced for Kingsley Pike. REF: 1250447

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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