



## **1 Combe View, Yatton Keynell, Chippenham, SN14 7PH**

**£725,000**

Located in the sought after Village of Yatton Keynell on the edge of the Cotswolds, a well presented four bedroom Executive detached house. Yatton Keynell offers excellent access to both the M4 motorway (Jct. 17) and Chippenham Town with Main Line Railway serving London Paddington. The Village itself offers good local amenities including Post Office, The Bell Public House, Primary School, Doctors Surgery, Church and Village Hall with playing field. The property is situated within a small cul de sac of similar homes, featuring a good size private garden, NEW BOILER INSTALLED OCTOBER 2025 and double garage with driveway providing off road parking.

### Entrance Hallway

Front door leads into hallway, stair case to first floor, under stairs cupboard, radiator.

### Cloakroom

Double glazed window, W.C, hand basin with cupboard under, radiator.

### Living Room



Double glazed window to front, double glazed French doors to rear, two radiators, fireplace, folding doors to snug.



### Open Plan Kitchen / Family / Dining Room



Open plan with dual aspect double glazed windows, further double glazed window to front, double glazed French doors to garden, work tops with a range of cupboards and drawers, space for Range style cooker with cooker hood, integrated fridge / freezer, plumbing and space for dishwasher, inset ceramic sink, tiled floor, open to utility room, tiled floor.



### Snug

Double glazed window, radiator.



### Utility Room



Double glazed window, doors to front, work top with plumbing and space for washing machine, stainless steel bowl sink unit, boiler, tiled floor.

### Landing

Doors to all bedrooms and bathroom, access to loft, built in cupboard housing hot water tank.

### Bedroom One



Double glazed window, radiator, opening to dressing room.

### Dressing Room



Dual aspect double glazed windows radiator, built in wardrobe.

### En Suite



Double glazed window, walk in shower, W.C, hand basin, radiator, tiled floor.

## Bedroom Two



Double glazed window, radiator, built in wardrobe.

## Bedroom Three



Double glazed window, radiator, built in wardrobe.

## Bedroom Four



Double glazed window, radiator.

## Family Bathroom



Double glazed window, panelled bath with mixer/spray shower attachment, pedestal hand basin, W.C, radiator.

## Outside

### Rear

To the rear of the property is a good size garden offering a good degree of privacy, laid mainly to lawn with mature shrubs and trees.

### Front

A further area of garden with lawn and path, side access to rear.

### Double Garage & Driveway

Double garage with two up and over doors, over eaves storage, power and light, personal door.

## The Village





**Tenure**

GOV.UK advise Freehold.

**Council Tax Band**

GOV.UK advise Band F.

# Floor Plan

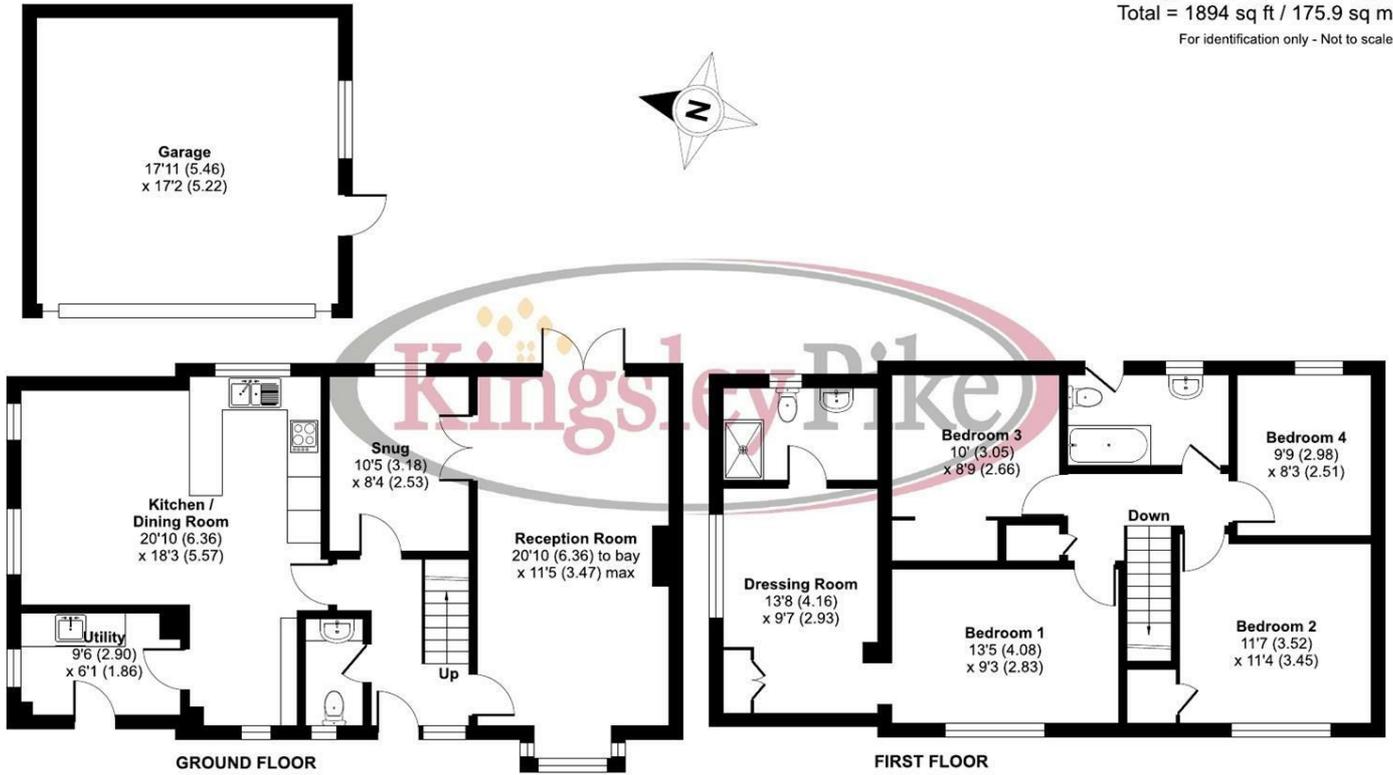
## Combe View, Chippenham, SN14

Approximate Area = 1587 sq ft / 147.4 sq m

Garage = 307 sq ft / 28.5 sq m

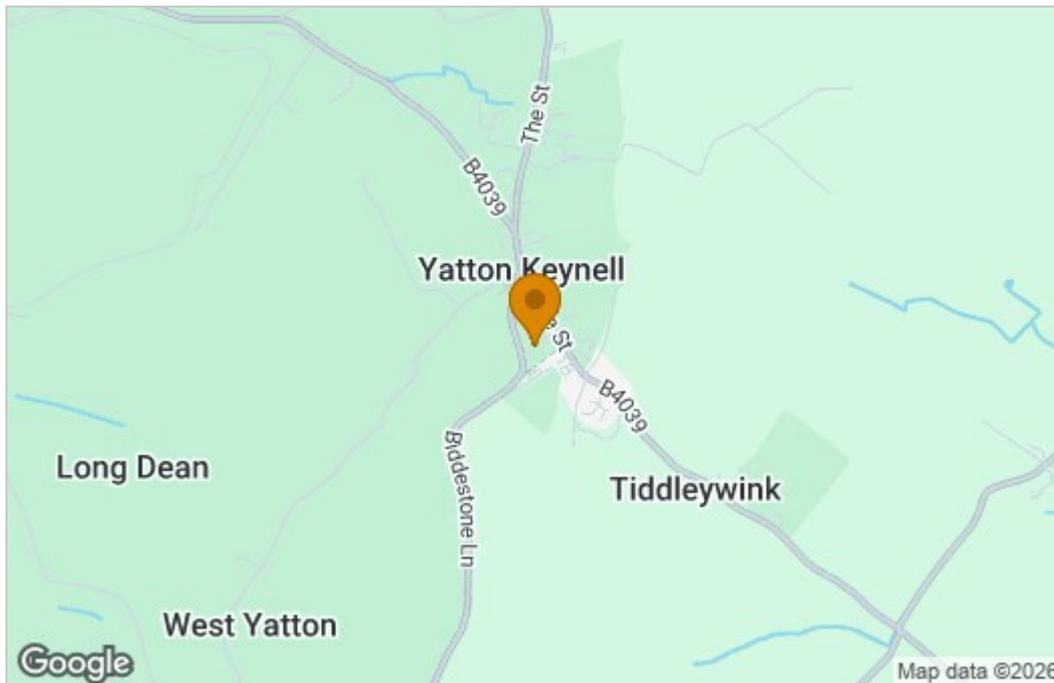
Total = 1894 sq ft / 175.9 sq m

For identification only - Not to scale

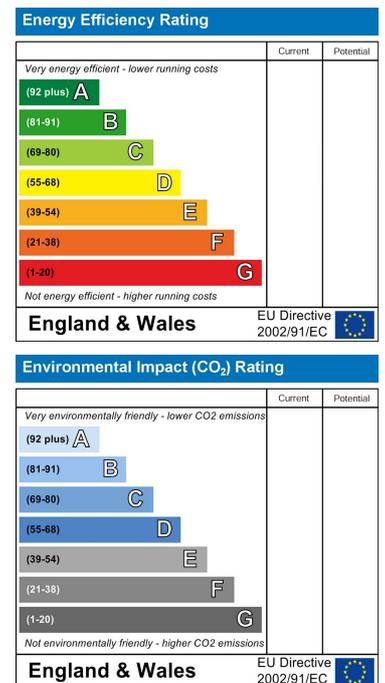


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Kingsley Pike. REF: 1344090

# Area Map



# Energy Efficiency Graph



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