

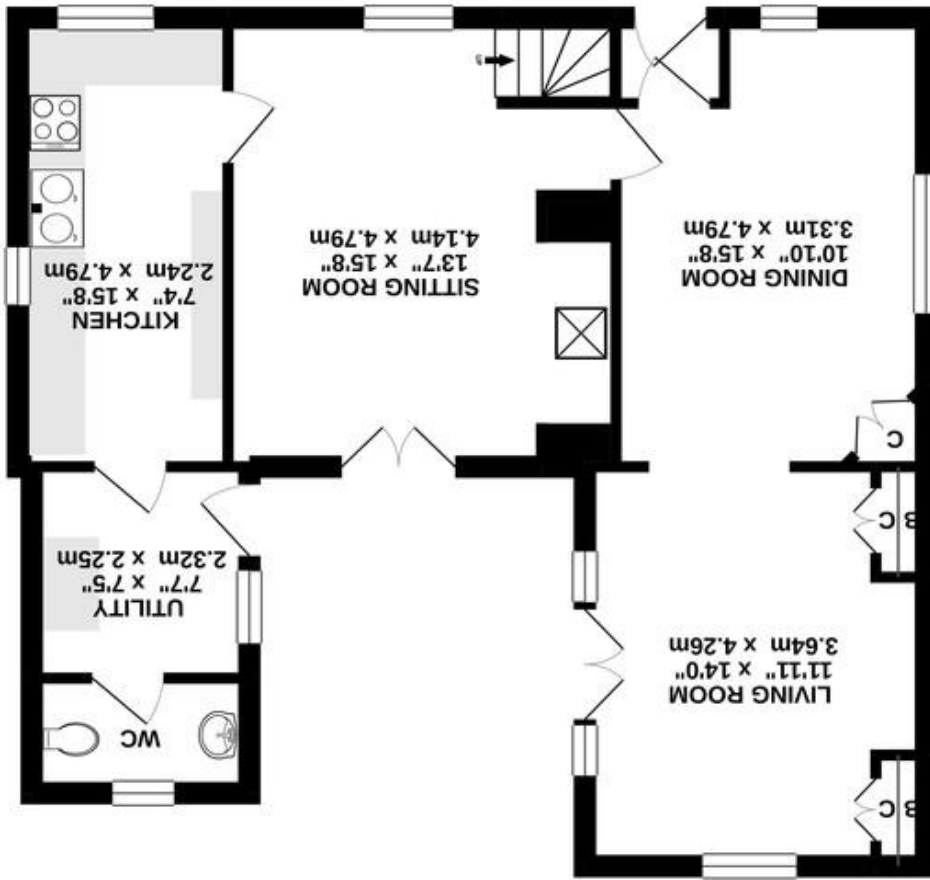
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements



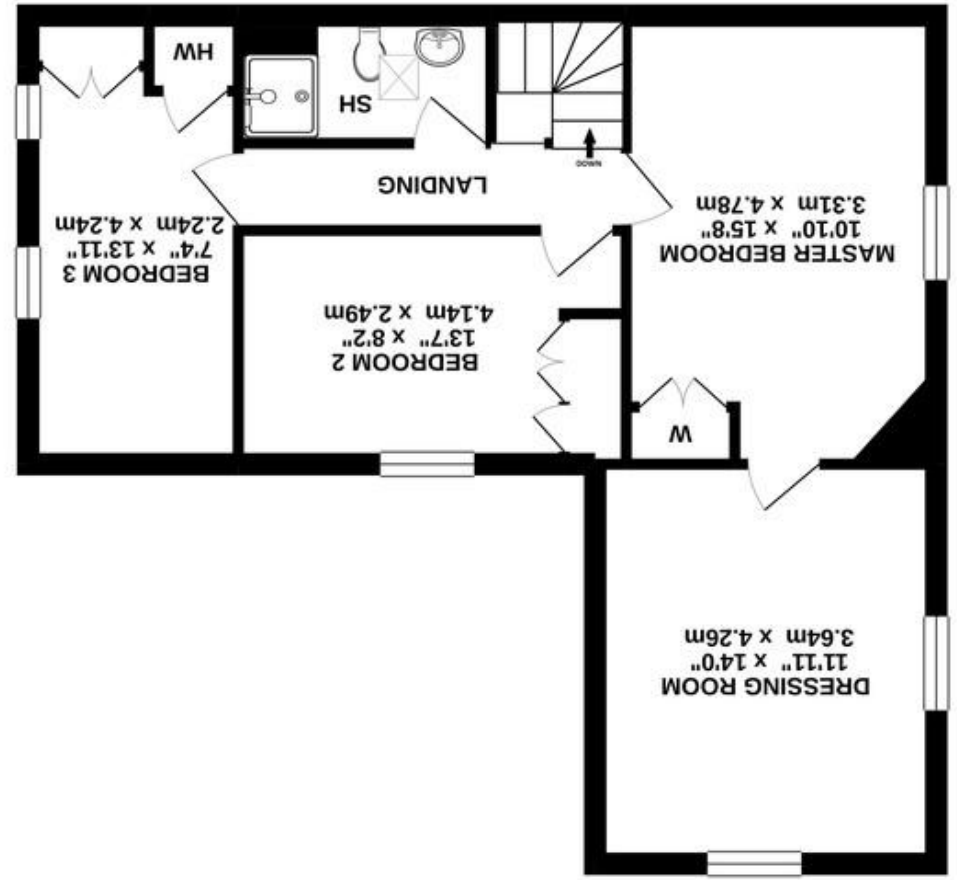
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TOTAL FLOOR AREA : 1405 sq.ft. (130.5 sq.m.) approx.



GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.



Yewtree Cottage, 3 Lanes End, Gastard, Corsham, SN13 9QS

David Ingram
RESIDENTIAL

Yewtree Cottage, 3 Lanes End, Gastard, Corsham, SN13 9QS

- Detached character cottage
- Numerous period features
- Rural outlook
- Garage and off street parking
- Three bedrooms, three reception rooms
- LPG central heating
- Private, mature garden
- NO ONWARD CHAIN

£575,000



Situation and Description

A charming detached period property which enjoys a most pleasant position in the popular village of Gastard with lovely rural views to the front and rear.

The property is bursting with character and period features and offers accommodation comprising entrance vestibule, sitting room with fabulous fireplace and woodburning stove, dining room, living room with French doors opening onto the rear garden, kitchen with AGA, utility room with cloakroom off, master bedroom with large study/dressing room off, two further bedrooms and a shower room.

Outside

Front

Small, easily maintainable garden with attractive dry stone walling to front.

Rear

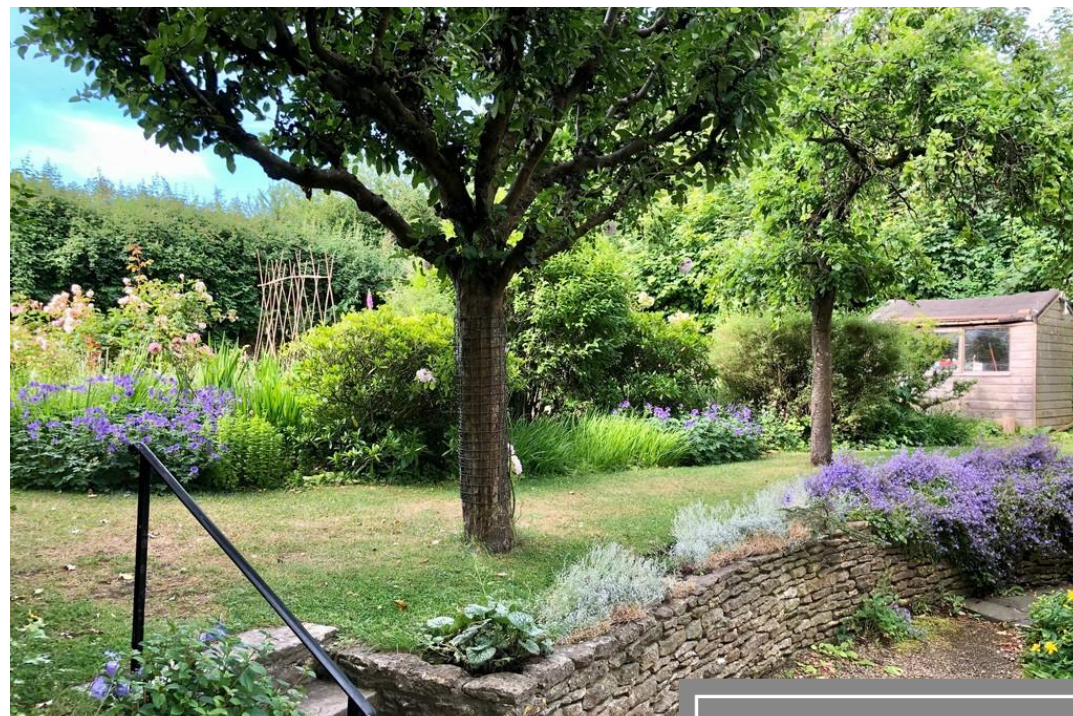
Good sized, mature garden with paved patio seating area, sections of lawn, well stocked beds and a variety of ornamental bushes and trees. The garden enjoys a sunny aspect and a good deal of privacy.

Garage and parking

Single unit with up and over door to front, power and lighting. Gravelled parking area to the side of the property for numerous vehicles.

Gastard is a popular village with amenities including a public house, village hall and recreation ground, and is within walking distance of Corsham, which has an excellent range of restaurants, pubs and shops. The National Trust village of Lacock is also close by. There is excellent access to Junction 17 of the M4, which is approximately 15 minutes' drive away and Chippenham (approximately 4 miles) with mainline railway station to London Paddington (1 hour, 10 minutes). The World Heritage City of Bath lies approximately 9 miles away.

EPC Rating - F



Directions

From our office in Corsham turn left onto Pickwick Road. At the roundabout follow the road to the right and continue over the next roundabout following this road for approximately a mile into the village of Gastard. As you approach The Harp and Crown public house bear slightly left onto Lanes End where the property can be found approximately 150 metres down on the right hand side.