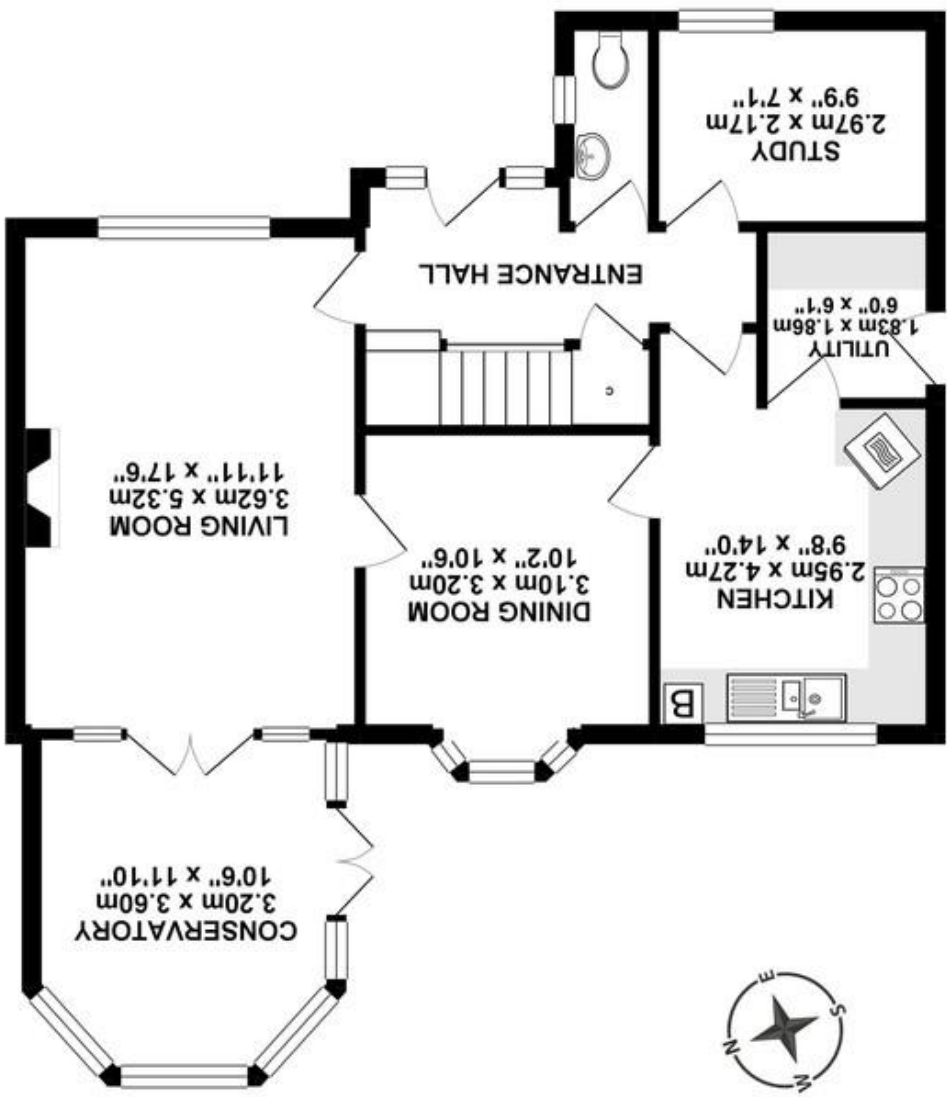
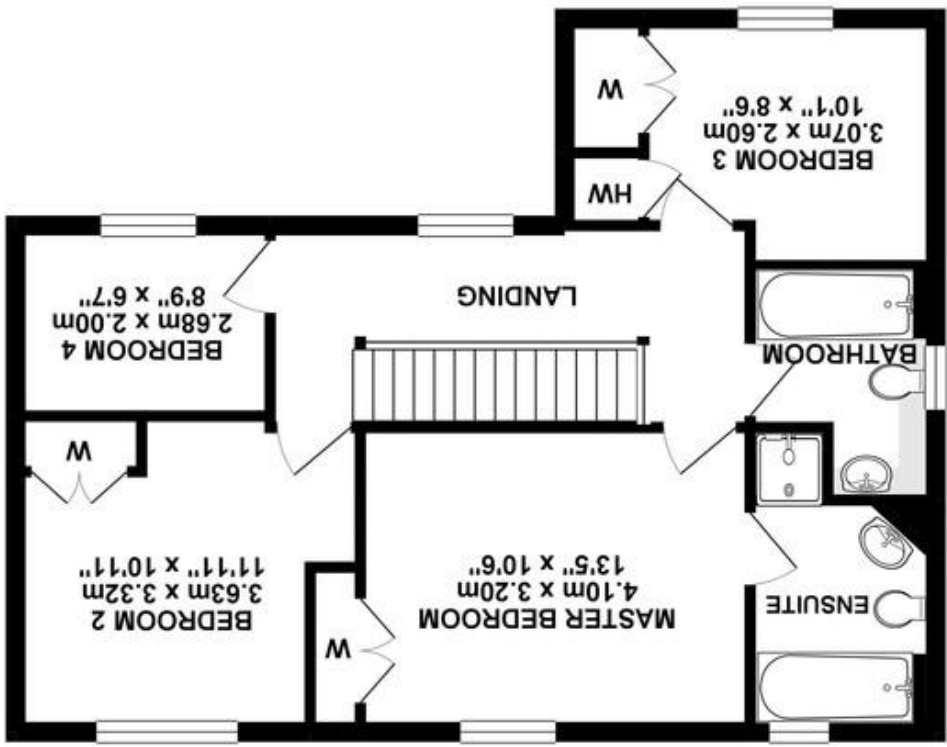


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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



GROUND FLOOR 72.36 sq. m. (778.83 sq. ft.)



1ST FLOOR 60.00 sq. m. (645.88 sq. ft.)

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 : 132.36 sq. m. (1424.71 sq. ft.) approx.



6 Farrells Field, Yatton Keynell, Chippenham, Wiltshire, SN14 7PJ

6 Farrells Field, Yatton Keynell, Chippenham, Wiltshire, SN14 7PJ

- Four bedrooms (one en suite)
 - Conservatory
 - Well enclosed gardens
 - Sought after village
- Three reception rooms
 - Utility room
 - Double garage and ample driveway parking

Offers in Excess of £550,000

Situation and Description

An attractive detached family house which forms part of a small sought after development within easy walking distance of the village primary school. The property offers accommodation comprising entrance hall with cloakroom off, sitting room, dining room, conservatory opening onto the rear garden, kitchen, utility room, study, master bedroom with en suite bathroom, three further bedrooms and a bathroom.

Outside
Front
Predominately lawned garden with flower and shrub beds, ornamental bushes and paved path to front door. Stone walling to front and side. Gated access to the front and paved path leading to side giving access to the rear

Rear
Pretty, mature garden with paved patio seating areas, raised pond, level lawn, small trees, ornamental bushes and well stocked flower and shrub beds. The garden is well enclosed by stone walling and fencing and enjoys a sunny aspect.

Garage
Detached double unit with remote controlled doors, power and lighting. Driveway parking in front for numerous vehicles.

Farrells Field is an exclusive development of executive style houses set within the thriving village of Yatton Keynell. The property is just a short walk from a good range of local amenities including a Post Office/Village Store, Primary School, Doctors Surgery and The Bell Inn, which is an extremely popular pub & restaurant.

The nearby market town of Chippenham and the World Heritage city of Bath provides an excellent range of shopping facilities and amenities including schooling for all age ranges and mainline rail services, (Chippenham to Paddington in 75 minutes) there is also fast road access via the M4 to the major employment centres of Swindon, Bristol, London and the West Country. There is a good choice of both state and private schooling in the area.

EPC Rating -



Directions

From Chippenham, proceed out of the town along the A420 Bristol Road, forking right at the junction signposted Yatton Keynell. Follow the road into the village and take the first left turning into Farrells Field where the property can be found on the right hand side.