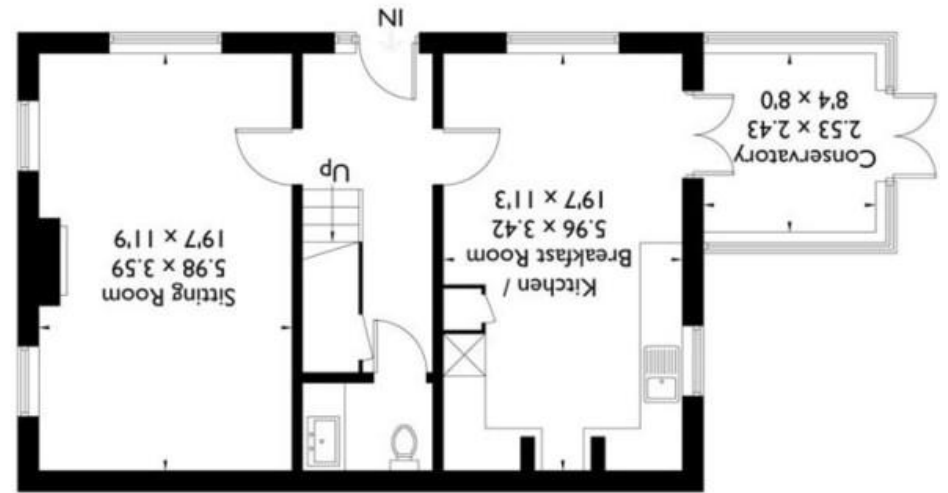


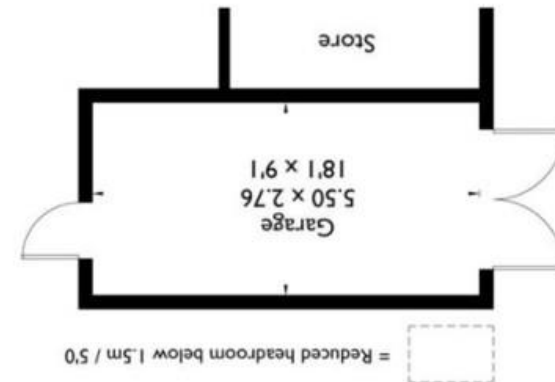
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FLOORPLANZ © 2017 0203 9056099 Ref: 190539

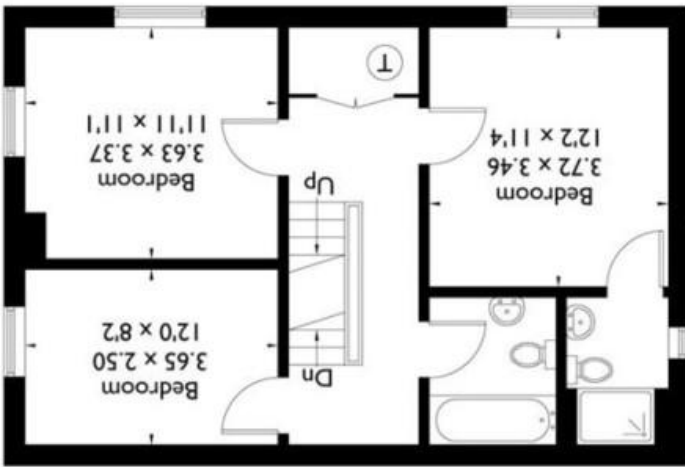
## Ground Floor



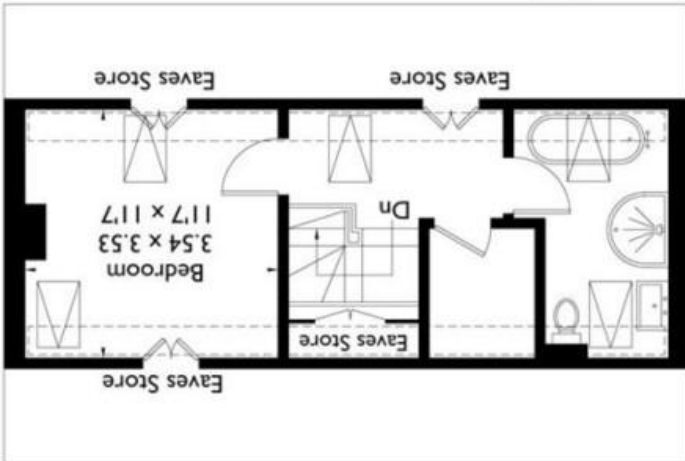
(Not Shown In Actual Location / Orientation)



## First Floor



## Second Floor



Approximate Gross Internal Area = 147.5 sq m / 1588 sq ft  
 Garage = 15.1 sq m / 162 sq ft  
 Total = 162.6 sq m / 1750 sq ft  
 (Excluding Eaves Store / Store)



Old Dairy Cottage, 14 Church Farm, Yatton Keynell, Chippenham, SN14 7FD



# Old Dairy Cottage, 14 Church Farm, Yatton Keynell, Chippenham, SN14 7FD

## Offers in excess of £475,000

Church Farm is a unique development of exclusive, individually designed homes situated in the charming, and much sought after, village of Yatton Keynell in the heart of the Wiltshire countryside just 25 minutes from Bath.

Built to an incredibly high standard and luxurious specification in 2007, Old Dairy Cottage has recently undergone further works to provide an impressive second floor master suite with walk-in wardrobe and sumptuous bathroom, as well as the excellent addition of a top of the range Amdega conservatory. Furthermore, full planning permission has been granted for an extension to the kitchen/diner which would extend the kitchen in line with the conservatory and offer an incredible space.

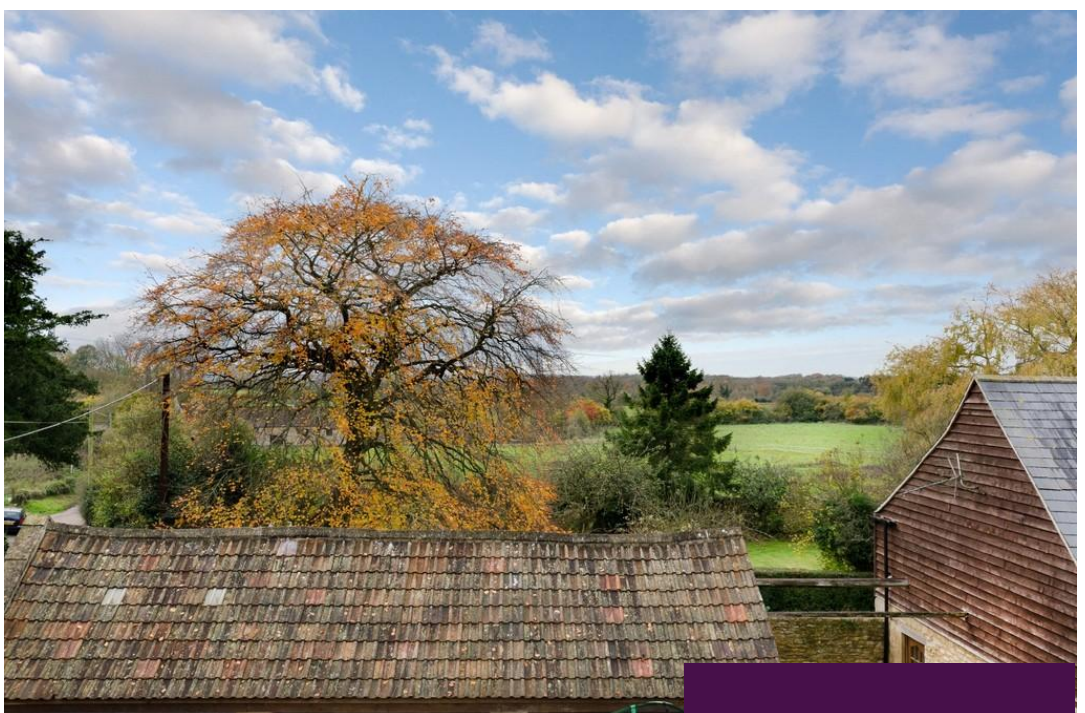
Having been beautifully decorated and maintained throughout, the property provides flexible accommodation over three floors. The ground floor has a central hallway with w/c and laundry room, and oak glazed doors leading to both the living room and kitchen/diner. The dual aspect living room has three windows with views on to the Church, and a wonderful open fire with bespoke stone surround. The kitchen/diner has an excellent array of units and is finished superbly with granite worktops, Belfast sink, and tiled floor. Glazed double doors lead to the Amdega conservatory which offers a wonderfully flexible space opening onto the immaculate, thoughtfully designed rear garden.

The first floor has three double bedrooms, with one being the original master with an en-suite shower room. All three rooms on this floor enjoy glorious views. The second floor provides a light & airy master suite with 5 Velux windows, a spacious landing, walk-in wardrobe, and a stunning bathroom with freestanding bath and separate shower. The top floor offers views over nearby fields and the market cross.

Externally, the rear garden is laid to lawn with shrub and flower borders and an extra wide gravel path. The side garden has raised beds ideal for vegetable growing. The attractive timber clad garage has a useful garden store attached to the side. There is also an allocated parking space in front of the garage.

Church Farm is situated in a conservation area within the thriving village of Yatton Keynell. The property is a short walk from a good range of local amenities including Post Office/ Stores, Primary School, Doctors surgery and a Public house. 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 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 D



### Directions

From Chippenham, proceed out of the town along the A420 and turn right at the junction signposted Yatton Keynell. Continue into the village and past the school and the doctors surgery. Turn left just after the church and then immediately right, and the property will be found on the right hand side, identified by our For Sale Board