



PADDOCK HOUSE, CUTTLE LANE, BIDDESTONE, CHIPPENHAM, WILTSHIRE, SN14 7DF

- Chippenham 4 miles0 miles town
- Bath 9 miles0 miles town
- Bristol 15 miles
- M4 (J18) 5 miles
- London Paddington from 75 minutes from Chippenham Station

DESCRIPTION

Built in the early 1980's, and never having been sold before, the house is of modern construction, forming a spacious family house with substantial garaging, workshops and storage to the side, providing huge scope to extend the accommodation, subject to the necessary consents.

Set at the end of a quiet cul de sac leading off the central village green, the property offers a quiet setting, with a drive and turning circle accessed through a five bar gate. To the side of the drive is a large level lawn to the front of the property, leading around one side to a vegetable and fruit garden to the rear. At the far side of the house is substantial garaging, workshops and storage with a large further attic space.

A welcoming reception hall is accessed through the front porch with a staircase to the two upper floors with bedroom and bathroom accommodation. The ground floor has a large kitchen/dining room that opens to the rear into a large conservatory spanning the entire rear of the property and opening into the garaging. The far side of the hall is a light and spacious living room with a wood burning stove and overlooking the gardens. There is a further cloakroom and shower room on this floor. The property needs updating, allowing a new owner to create an excellent, versatile accommodation in an excellent, sought after village location.

A DETACHED FAMILY HOUSE WITH SUBSTANTIAL ATTACHED OUTBUILDINGS SET IN LARGE LEVEL ENCLOSED GROUNDS IN THIS HIGHLY SOUGHT AFTER VILLAGE







SITUATION

Biddestone is a charming, peaceful village with attractive, traditional Cotswold Stone houses and cottages centred around the village green with a duck pond and two public houses. The nearby towns of Corsham, Chippenham and Bath provide very good local shopping and Bristol and Cirencester are close by.

Biddestone is well located for communications; it is about 5 miles from junction 17 of the M4 motorway and there is a regular train service to London from Chippenham, taking about 80 minutes. Sporting activities in the village include very active tennis and cricket clubs and within the general area include hunting with the Beaufort, Polo at Westonbirt, racing at Cheltenham, Bath and Newbury, and golf at Chippenham, Castle Combe, Bowood, The Park and Lansdown.

Schooling in the area is excellent and includes Westonbirt, St. Marys Calne, Stonar, Dauntsey's, Heywood School, and the Bath schools that cover all ages.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected

Council Tax: Band G

Local Authority: Wiltshire Council

EPC: Band F

Directions: From Corsham head along the country lane off the A4 London Road towards Biddestone. Drive into the village and pass the pub on the left and the duck pond and after Church Road take the next left into Cuttle Lane and the property is found at the end behind a five bar gate.

Viewing: Strictly by appointment with Carter Jonas.







Cuttle Lane, Biddestone, Chippenham, SN14

Approximate Area = 2225 sq ft / 206.7 sq m

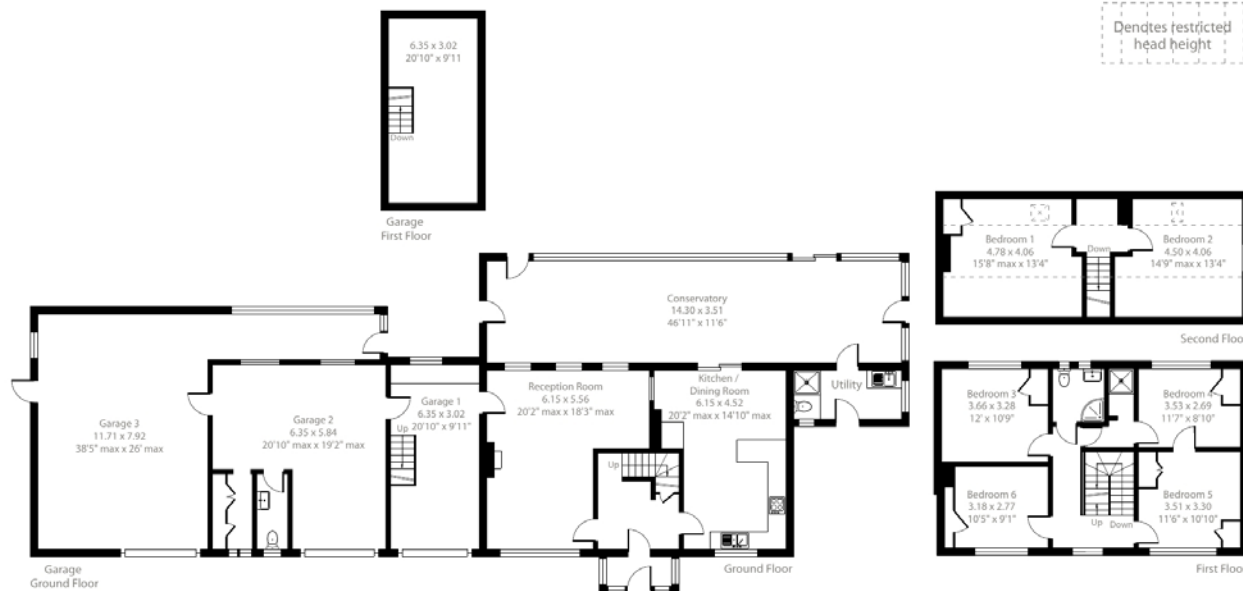
Limited Use Area(s) = 253 sq ft / 23.5 sq m

Garage = 1430 sq ft / 132.8 sq m

Total = 3908 sq ft / 363 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Carter Jonas. REF: 1145693



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