Pretty country cottage in beautiful gardens

Atworth, Wiltshire

Freehold

savills

Entrance hall, cloak/utility room, sitting room, dining room, kitchen/breakfast room, 4 bedrooms, en suite shower room, family bathroom. Gardens about 0.79 acres, large double garage, single stable, summer house.

Description
Pippin Cottage is a charming detached period cottage set in its own grounds down the end of a private driveway, neighbouring the open countryside and offering in excess of 2,000 sq ft of accommodation arranged over two floors.

With the original cottage built in stone with rendered elevations, and the later addition block built with exposed stone facing, this delightful cottage offers comfortable living along with the potential to add and extend to the existing property (subject to any necessary permissions).

Inside, the house benefits from period features including open fireplaces, wooden parquet flooring and exposed beams. There are two good reception rooms as well as a kitchen/breakfast room with direct access to the gardens. To the middle of the ground floor is a useful home office area which could also be used as a snug.

To the first floor are the bedrooms along with an en suite shower room and family bathroom.

Outside
Approached off a private track which leads down to the house, there is a wooden five-bar gate that leads into a large gravel parking and turning area, which in turn leads to the double detached garage. The gardens surround the home and are predominantly laid to lawn. There is an orchard and vegetable produce area, a wildlife area with feature pond to another and formal lawns in front of the house, along with a paved terrace ideal for entertaining and benefitting from direct access to the kitchen/breakfast room.

There is a sunken lined swimming pool run from an air source heater, ideal for taking the edge off long warm summers. The established gardens are planted with well stocked flower beds and a number of shrubs and trees. There are open views across neighbouring fields and countryside, yet the gardens still offer a great deal of privacy. In addition there is a brick-built single stable, a summer house and a number of garden sheds.

Situation
Atworth is a popular and attractive Wiltshire village close to the towns of Corsham and Melksham.
It provides an excellent range of local amenities including the village primary school, local petrol station with store, a fine pub, pretty parish church and the highly regarded Lowden Garden Centre.

Bath is just over 8 miles to the west and Corsham is 3.5 miles to the north.

Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities.

There are well regarded schools in both the state and independent sectors and a mainline rail link to London Paddington (journey time from 75 mins) and Bristol Temple Meads (journey time from 15 mins). Junction 18 of the M4 motorway is about 9 miles to the north and Bristol International Airport is some 20 miles to the north west.

Directions
On leaving the village of Atworth in the direction of Melksham take the second entrance on your right just before the signs for Shaw. If approaching Atworth and on leaving Shaw take the first turn on your left.

What3Words:silly.nearly.circus

Tenure
Freehold.

Services
Mains water, electricity and gas. Private drainage.

Energy Performance
A copy of the full Energy Performance Certificate is available upon request.

Viewing
Strictly by appointment with Savills.

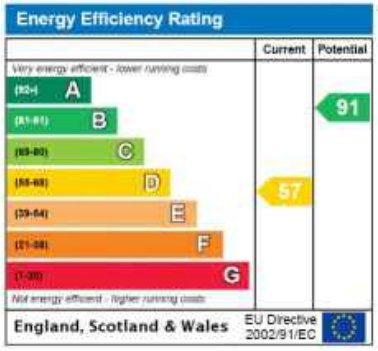
Pippin Cottage, 5 Pye Corner, Atworth, Melksham, Wiltshire, SN12 8HA

Matthew Pegler
Savills Bath
01225 474503
mpegler@savills.com

OnTheMarket.com | savills | savills.co.uk

Approximate Area = 193 sq m / 2077 sq ft
Garage = 55.8 sq m / 601 sq ft
Stable = 14.2 sq m / 153 sq
Total = 263 sq m / 2831 sq ft
Including Limited Use Area (2.9 sq m / 31 sq ft)
For identification only. Not to scale.
© Fourwalls

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 280491



For identification only. Not to scale. © CC20210709

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

recycle FSC