

**Hedgerows, Grove Lane, Yatton Keynell, Chippenham, Wiltshire, SN14 7BS**

Detached family house  
Thoughtfully designed and individually  
built in 2008  
4 bedrooms

Generous living space  
Open plan kitchen/dining room  
Bathroom and en-suite  
Garage and workshop with power  
Private gated plot with ample parking  
Landscaped rear garden

Quaint no-through lane within walking distance  
to the village centre

‘Set down a quaint no-through lane within walking distance to the village centre, this individual detached house has been thoughtfully designed creating an exceptional family home sitting within a good-sized private plot’



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**Price Guide: £925,000**

Approximately 1,863 sq.ft excluding garaging



## The Property

Hedgerows is an individually designed and built detached house set down a quaint no-through lane within the sought-after Cotswold village of Yatton Keynell. The house was constructed in 2008 by the present owners who designed the property with utmost thought and consideration creating a superb family home. The accommodation is light and airy extending in all to 1,863 sq.ft. arranged over two floors. The property has the benefit of underfloor heating throughout the ground floor and also within the bathrooms upstairs.

On the ground floor, the light-filled entrance hall has plenty of convenient built-in storage and a downstairs WC off, whilst a beautiful oak staircase rises to the first floor. An impressive triple-aspect kitchen/dining room spans some 29ft and has two sets of patio doors flowing out to the garden. The Miele fitted kitchen has been generously equipped with a range of units, integrated Miele appliances, and an island unit. At the rear, there is a good-sized utility room which houses further appliances. Across the hall,

there is a living room which features a wood-burning stove and is configured as open to the addition of a charming garden room with dual bi-fold doors and electric Velux windows above. Completing the ground floor there is a fitted office. On the first floor, there are four double bedrooms. The principal bedroom has fitted wardrobes and a stylish en-suite shower room. The family bathroom has a shower over the P-shaped bath. Plumbing has been installed in readiness to create an additional en-suite within the back bedroom should one desire.

Hedgerows is hidden at the end of a no-through lane occupying a good-sized plot screened by high hedging providing a good degree of privacy. There is private parking for numerous vehicle types accessed through a five-bar gate to a large gravelled forecourt. A detached garage accompanies the house and provides plenty of external storage with a workshop adjoining at the rear. The garage has power and lighting connected. The secluded garden is tucked away at the rear and has been thoughtfully landscaped comprising a lawn, seating terraces, well-stocked borders and a timber bar at the side.

## Situation

Yatton Keynell is an excellent and sought-after village located on the edge of the Cotswolds near Castle Combe. The village has a range of amenities including a Post Office & village shop, doctor's surgery, two churches, village hall, The Bell Inn pub, and a C of E Primary School. There is a bus service within the village which provides access to Sheldon and Hardenhuish secondary schools. Nearby is the quintessential Cotswold village of Castle Combe famous for its unspoilt character, fine hotel and Michelin star restaurant and Golf Club. The market town of Chippenham is only 4 miles away for a further range of facilities, and both Bath and Bristol are within a 30 minutes' drive. There are frequent inter-city train services at Chippenham and the M4 (Junction 18) is about 5 minutes' drive away providing access to London, the south and the Midlands.

## Additional Information

We understand the property is Freehold with oil-fired central heating, mains drainage, water,

electricity and FTTC internet. The property is located in the Cotswold Area of Outstanding Natural Beauty and a conservation area. Ultrafast Fibre broadband is available and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Wiltshire Council Tax Band E.

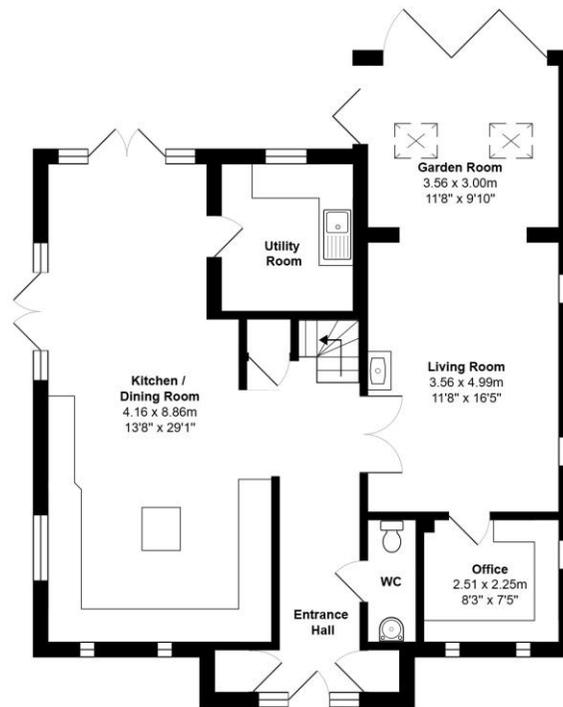
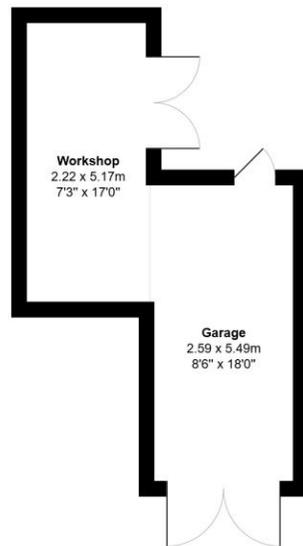
## Directions

From Chippenham, follow the A420 towards Bristol then take the right hand turn towards Yatton Keynell and Castle Combe onto the B4039. Follow the road to the village, pass the village shop and The Bell Inn to take the right hand turn onto The Street towards Grittleton. Then take the right hand turning onto Grove Lane. The property is located at the end of the lane on the left hand side.

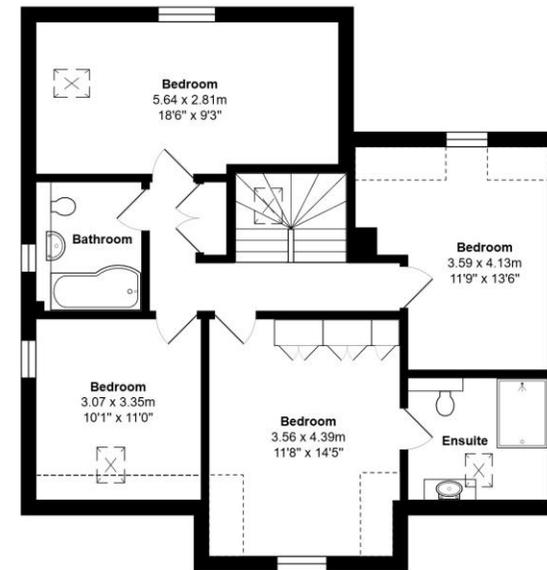
Postcode SN14 7BS

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Ground Floor



First Floor

Total Area: 173.1 m<sup>2</sup> ... 1863 ft<sup>2</sup> (excluding garage and workshop)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		82
(55-68) <b>D</b>	74	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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