Red Cedar House, Tanners Lane, Marshfield, Gloucestershire, SN14 8BF

Deceptively large 2,580 sq.ft. family house
Individually designed and built in 2019
Impressive well-appointed design
4 double bedrooms
3 reception rooms
Stunning kitchen/dining room
Underfloor heating via air source heat pump
Private parking and double garage
Easy to maintain south-facing garden
Sought-after village with amenities

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Guide Price: £995,000

Approximately 2,582 sq.ft excluding garage

‘A most deceptive family home boasting over 2,580 sq.ft. of impressive 4-bedroom accommodation, bespoke built in 2019 with air source heat pump and underfloor heating’

The Property

Individually constructed in 2019, Red Cedar House is a unique home full of architectural intrigue combining natural stone, cladding and stylish glazed features, and is most deceptive in size offering a substantial 2,580 sq.ft of accommodation. Finished with an air source heat pump providing underfloor heating throughout, the well-appointed design boasts an EPC rating B. The property is situated towards the edge of the highly popular village of Marshfield within easy walking distance of the High Street amenities and the primary school.

The spacious family-sized configuration is filled with natural light throughout. The ground floor opens to an entrance hall with a convenient utility room and WC off. There are three versatile reception rooms comprising a family room at the front, a large living room with a contemporary wood-burning stove and sliding doors flowing out to a side terrace, and a study at the rear. At the heart of the home lies a kitchen/dining room which connects to the study via a glazed atrium and sliding doors to the private rear garden. The kitchen is extensively fitted with a range of units and cupboards set around a large island and boast integrated Neff appliances and a Quooker tap. Upstairs there are four good-sized double bedrooms. The main bedroom benefits from a walk-in wardrobe and an en-suite full bathroom. The family bathroom also has both a bath and walk-in shower.

The property is accessed across a shared gated driveway leading to private parking and a double garage with an EV charging point. The manageable gardens wraparound the house to the sunny south and west aspects leading off the principal rooms and are laid to terraces and a lawn at the rear.

Situation

Located in the south of the Cotswolds, Marshfield is a large popular village boasting a picturesque High Street at the heart of it with a range of amenities including a post office, convenience shop, two pubs, hairdressers and other independent stores. Further facilities include a doctors surgery, primary school, pre-school, village hall and community centre which hosts a range of clubs and activities including a toddler and baby group, and yoga classes. The village also has an active sporting community with a tennis club, cricket club and playing fields with a skate park. Both within a 10 minutes drive are the towns of Chippenham and Corsham which offer a further range of facilities including excellent secondary schooling. The larger centres of Bath and Bristol are an easy 20 minute drive away. For the commuter, Junction 18 of the M4 is accessible within 10 minutes whilst both Bath and Bristol have mainline train stations.

Additional Information

The property is Freehold with an air source heat pump, private drainage, mains water and electricity. Superfast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. South Gloucestershire Council Tax Band G.

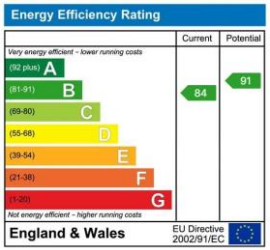
Directions

From Chippenham, follow the A420 to Marshfield. Take the fourth left hand turn off the road onto Tanners Walk and immediately bear right onto Tanners Lane. Locate the property on the left hand side.

Postcode SN14 8BF
What3words: ///tennis.cones.senders

Approximate Floor Area = 239.9 sq m / 2582 sq ft
Garage = 38.4 sq m / 413 sq ft
Total = 278.3 sq m / 2995 sq ft

= Reduced head height below 1.5m



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