



**BROOK COTTAGE**  
Slaughterford

Carter Jonas

## **BROOK COTTAGE, SLAUGHTERFORD, WILTSHIRE SN14 8RG**

- Chippenham 5 miles (London Paddington from 72 minutes)
- Bath City Centre 10 miles
- M4 (J18) 7.8 miles

Hall • Kitchen/dining room • Sitting room • Utility/W.C.  
• Principal bedroom with en suite bathroom • Two further bedrooms • Shower room • Study/bedroom 4 • Playroom • Attic rooms

Large gardens • Driveway and parking area

### **DESCRIPTION**

This is an idyllic village house set in delightful gardens in this charming village setting. The property has Cotswold stone elevations under a stone tile roof and a wealth of period features that include the stone mullioned windows, inglenook fireplaces and exposed wooden beams. The ground floor has a wonderful open plan feel. A large kitchen/dining room with an AGA and fitted storage cabinets leads through to the light and spacious sitting room with a tile floor and a large inglenook fireplace with a wood burning stove inserted. It makes for an excellent entertaining space, with doors opening onto the wonderful garden.

At one end of the first floor is a substantial main bedroom with an en suite bathroom, whilst at the other end there is a further double bedroom. Between the two bedrooms are a shower room and a study that could revert back to a fourth bedroom. The top floor has another bedroom, a large open plan playroom/studio and further storage space.

The property sits centrally in its large plot in this riverside village setting and the gardens are a huge feature of this property having a large lawn, patio, kitchen and vegetable gardens and surrounded by a wide selection of mature and fruit trees. A gated entrance leads to a cobbled parking area behind the house.

**A CHARMING GRADE II LISTED DETACHED HOUSE SET IN BEAUTIFUL GARDENS IN THIS PICTURESQUE COTSWOLD VILLAGE.**





## SITUATION

Slaughterford is a picturesque village with a close community within a stunning valley setting surrounded by beautiful Cotswold countryside and a babbling brook meandering through the heart. "The beach" as it is locally known, is a short distance along the river with a sandbank for picnics. The nearby village of Ford, across the fields, has a popular pub The White Hart. This is an excellent location for countryside walking routes. A footpath, part of The Macmillan Way, is available from immediately outside the cottage which follows a stunning route to Ford. Footpaths lead off to Biddestone, Yatton Keynell and Castle Combe.

Michelin-starred dining is within easy reach, with acclaimed restaurants in nearby Castle Combe and even closer at Restaurant Hywel Jones at Lucknam Park.

Slaughterford is located approximately 5 miles from the market towns of Chippenham and Corsham, and 10 miles from Bath city, which have an excellent range of facilities and school options.

Both Chippenham and Bath have mainline train stations (London Paddington from 72 minutes). The larger villages of Biddestone and Yatton Keynell are some 2 miles away offering superb amenities between them including a popular primary school, two pubs, village halls, a post office/store, doctors surgery, and sport clubs including tennis and cricket. Both Bristol and the Georgian heritage city of Bath are accessible within 30 minutes. The M4 motorway (Junctions 17 & 18) provides fast road access to London, Bristol, Cardiff and Swindon, the M5 and the South West.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water and electricity. Private drainage. Oil fired central heating.

**Local Authority:** Wiltshire Council

**Council Tax:** Band C

**EPC:** Band F

**Viewing:** Strictly by appointment with Carter Jonas



Approximate Area = 1650 sq ft / 153.2 sq m

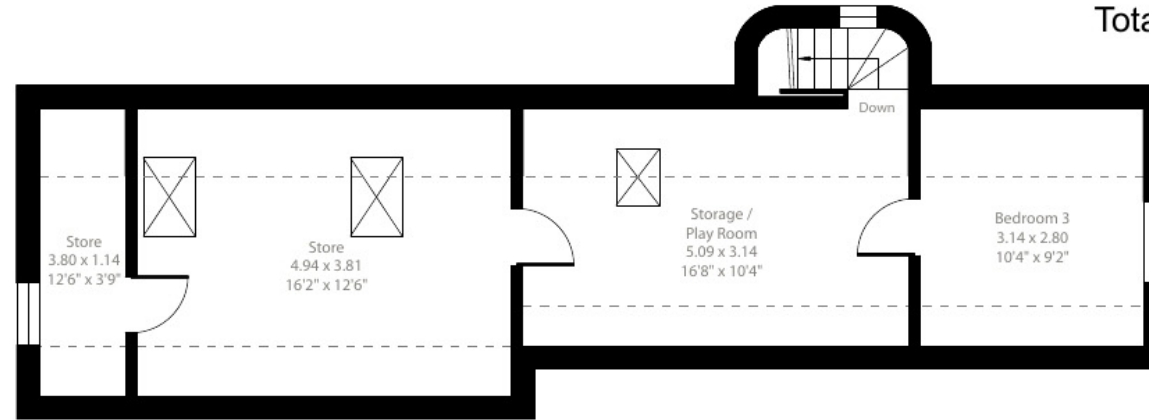
Limited Use Area(s) = 256 sq ft / 23.7 sq m

Total = 1906 sq ft / 176.9 sq m

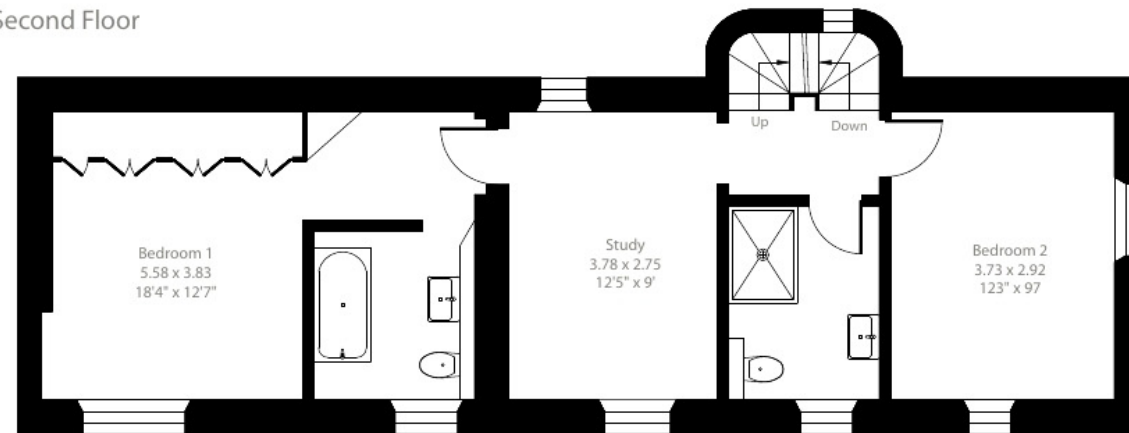
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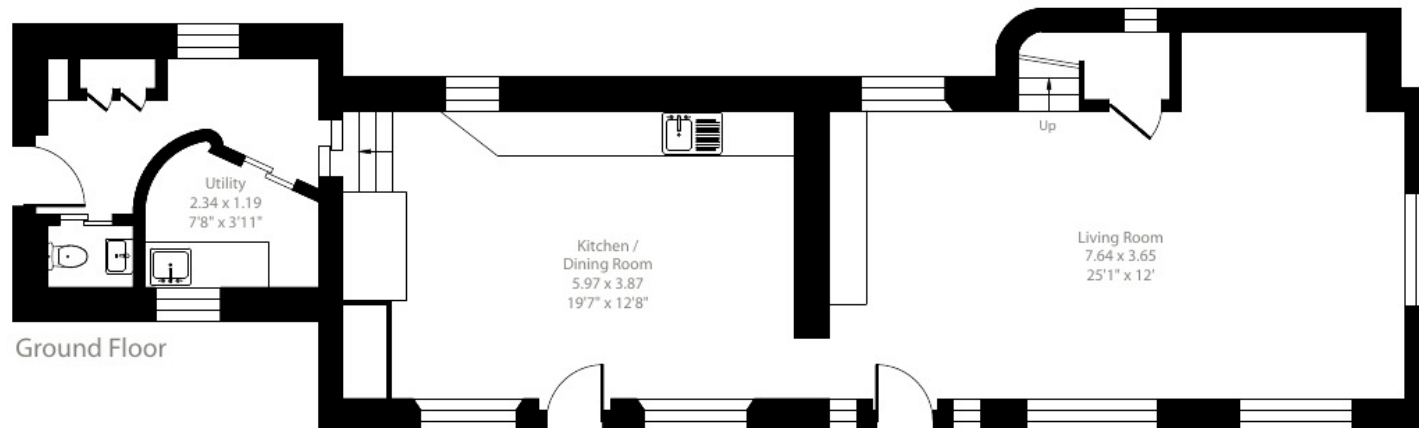
Denotes restricted head height



Second Floor



First Floor



Ground Floor





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