



**Forge Cottage, Roward Farm, Draycot Cerne, Chippenham, SN15 4SG  
£425,000**

A rare opportunity to purchase this well presented 'light and airy' two double bedroom en suite cottage that has been converted from a former stone building into a single storey home set in an idyllic location at the end of a private drive. The property benefits from a fitted kitchen with integrated fittings. Externally there are good sized gardens backing on to open farmland, features include exposed stonework and timbers. There are drawings available that would enhance the cottage further to provide either further bedroom or dining room subject to relevant planning permissions. Parking to the front.

- **Detached Cottage**
- **Two Double Bedrooms**
- **Living Room**
- **Fitted Kitchen**
- **En Suite & Bathroom**
- **Oil Ch**
- **Double Glazing**
- **Enclosed Gardens**

### The Location

Draycot Cerne is a hamlet on the outskirts of the popular villages of Kington Langley and Sutton Benger, both of which offer public houses and primary schools. Access to the M4 motorway Jct 17 and also to Chippenham with main line rail station to London Paddington.

### Entrance

Front door leads into hallway.

### Entrance Hallway

Tiled floor, doors to bathroom, kitchen and living room, tiled floor, built in cupboard.

### Fitted Kitchen 16'4" x 8'4" (4.98m x 2.54m)

Two double glazed windows to front, wood work tops with a range of cupboards and drawers under, also a range of cupboards over, inset ceramic 'Belfast' sink with mixer tap, space for cooker, integrated fridge/freezer, space for washing machine and integrated dishwasher, radiator, tiled floor, under unit lighting.



### Bathroom

Double glazed window to front, white suite comprising: panelled bath with mains shower, pedestal hand basin, low level WC, radiator, access to loft, door to airing cupboard.

### Living Room 22'3" x 13'8" (6.78m x 4.17m)

Double glazed sliding patio doors with further door and window to side, solid wood flooring, multi fuel burning stove, two radiators.



### Bedroom One 16'0" x 10'0" (4.88m x 3.05m)

Double glazed door and window to rear garden with pleasant views, door to walk in wardrobe (7'0" x 5'10") with built in storage and hanging rails, door to en suite, solid wood flooring.



### En Suite

Fully tiled double shower cubicle, pedestal hand basin, low level WC, underfloor heating, recessed lighting, tiled floor, chrome heated towel rail, radiator, extractor fan.

### Bedroom Two 11'8" x 11'0" (3.56m x 3.35m)

Double glazed window to side with pleasant views, double glazed door and window to rear, solid wood flooring, access to partly boarded loft with ladder and light.



### Rear and Side

The property features good size gardens laid mainly to lawn and backing onto open farmland offering a high degree of privacy. The current owners being avid gardeners have divided the garden into three sections: Country garden with lawn, mature shrubs and trees, patio, summer house and garden shed. Wildlife garden, a natural area of garden with dew pond.

Storage area with stone wall. The Summerhouse (9'09" x 7'10") has both power and light, also the garden shed (9'09" x 7'10").





**Outside**



**Summer House**



**Dew Pond**



**Front**

To the front is a drive providing off road parking.

**Directions**

From this office proceed out of Chippenham along the B4069 towards Sutton Benger. Continue past the village of Kington Langley and through the 'S' bend on to Draycot straight. The entrance to Roward Farm will be found on the right hand side just before the sharp turn right. Follow the private drive right to the end and the property will be found on the left hand side.

**Tenure**

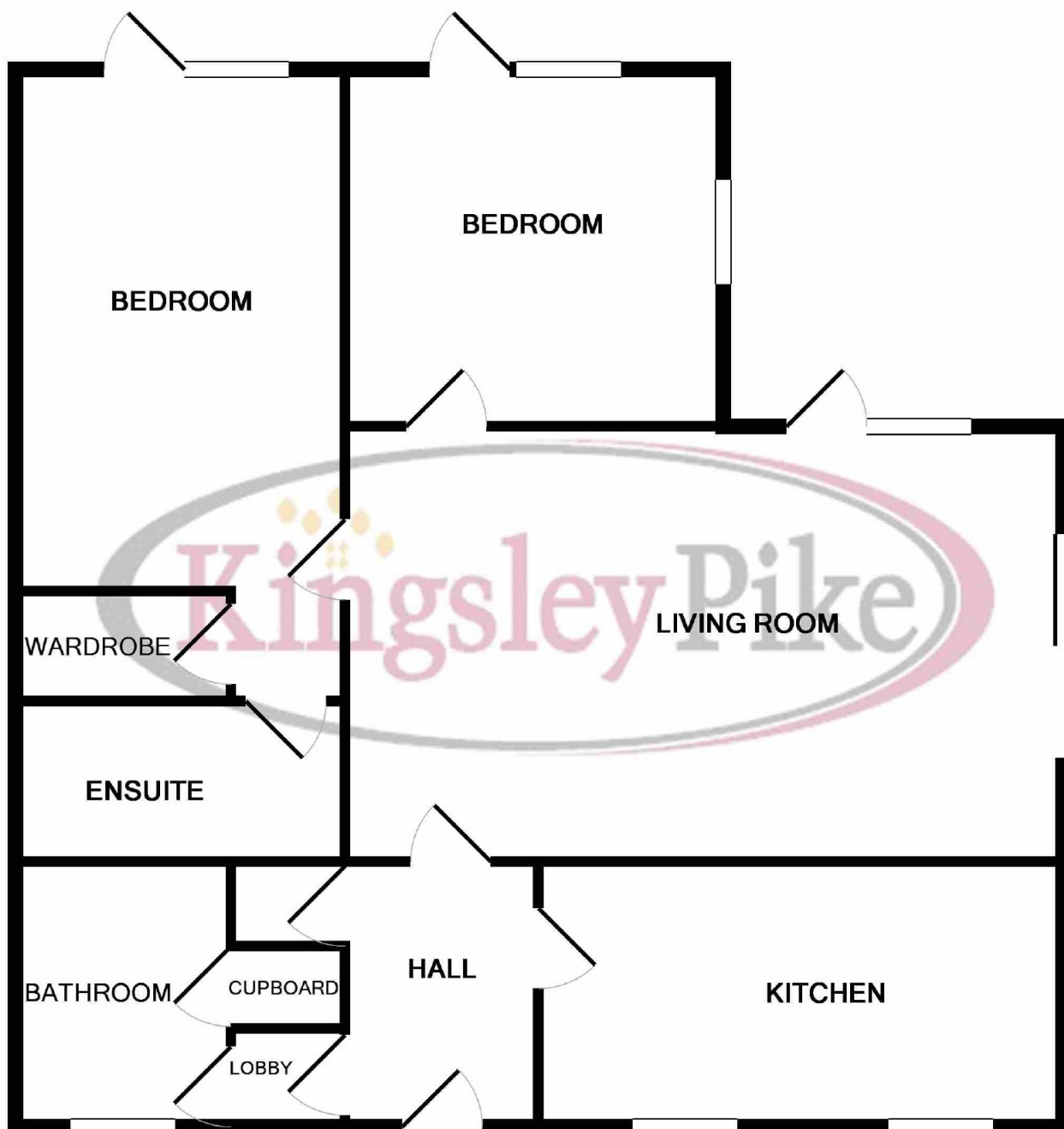
We are informed by the seller that the tenure of this property is Freehold. Confirmation/verification of the tenure has been requested. Please consult us for further details.

**Viewing**

By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

**Opening Times**

Monday - Friday 9.00AM - 6.00PM  
Saturday 9.00AM - 4.00PM



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**"Local Knowledge Quality Service"**

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