



**Ashton House, Nimlett, Cold Ashton, Chippenham, Wiltshire, SN14 8JY**  
**£850,000**

A Cotswold stone mature house conveniently situated on the outskirts of Bath and the Cotswolds providing excellent commuter links to the M4 Motorway, Chippenham, Bristol and the sought after Bath area, all of which have main line railway stations serving London Paddington. The flexible family accommodation is superbly presented and is offered on a large plot with fabulous far reaching views to the rear. There is a large four car garage / workshop suitable for numerous uses subject to relevant planning. There is a driveway providing off road parking for several cars.

- **Extended Detached House**
- **Master Suite + Three Bedrooms**
- **Living Room & Dining Room**
- **Study & Snug**
- **Contemporary Kitchen / Diner**
- **Double Glazed Conservatory**
- **30'11" x 19'10" Garage/Driveway**
- **Far Reaching Views**

### The Property

The property believed to date from c.1900, offers flexible family accommodation with sitting room, dining room, snug, kitchen, conservatory and four bedrooms. Of particular note is the 29' 0" extensively fitted contemporary kitchen, with granite work tops and bespoke soft closing units with integrated appliances. To the rear there is a double glazed conservatory. Upstairs there are four bedrooms, the master suite comprises main bedroom with vaulted ceiling, dressing room and en suite shower room, bedroom two features a roof terrace overlooking the valley and beyond. Ashton House occupies a c.0.9 acre total plot laid mainly to lawn with an array of mature shrubs and plants, there is an irrigation system, double glazed and insulated Summerhouse with power and light. A stone shingled driveway provides off road parking for several vehicles and access to the garage 30'11" x 19'10" which has power, light and workshop area.

### Vendors Comments

We moved to this area four years ago, not knowing anyone and have loved it becoming part of a super community who welcomed us so warmly, the house has been wonderful and we have used it to its full potential, we love entertaining and the property lends itself fully. The views are spectacular to the rear and the sunsets are phenomenal from the upstairs terrace, the house keeps cool in the Summer and cosy in the Winter. The garden is my passion and we loved bringing it back to life, we have made such good use of the Summerhouse being able to watch the birds and soak up the ambience of the garden. We will be sorry to leave but hope whoever are the next owners they will love it as much as we have.

### Entrance

Wooden front door, with intercom/bell leads into entrance hallway.

### Entrance Hallway

Black and white floor tiles, radiator with decorative screen, doors to dining room, study and snug, wall light.

### Dining Room 12'1" x 11'4" (3.68m x 3.45m)

Double glazed window to front, return doors to snug, two radiators, steps lead up to sitting room.

### Sitting Room 19'10" x 11'11" (6.05m x 3.63m)

Two double glazed windows to front and two double glazed windows to rear with double glazed French doors to stone patio, far reaching countryside views. Wall mounted calor gas fire, four uplighters, two radiators, door to inner lobby.

### Inner Lobby

Double glazed window to rear, built in floor to ceiling cupboards, door to shower room.

### Shower Room

Double glazed window, tiled floor, W.C, hand basin with mixer tap, fully tiled shower cubicle and partial wall, glazed shower door, electric shower, radiator, wall mirror light.

### Study 12'1" x 12'0" (3.68m x 3.66m)

Double glazed windows to front and side, original Victorian cast iron fireplace with wood surround and inset glazed tiling, radiator. Door to inner lobby and cloakroom.

### Cloakroom

Double glazed window, partial wood panelled walls, W.C, mini hand basin with compact vanity unit, tiled floor, cast iron radiator.

### Snug 17'06" x 12'0" (5.33m x 3.66m)

Two double glazed windows to rear with far reaching countryside views, oak banister and balustrade stair case to first floor, feature marble fireplace with cast iron wood burning stove, cast iron radiator, under stairs cupboard, intercom / hand set, four uplighters, archway to kitchen.

### Modern Fitted Kitchen 29'0" x 14'8" (8.84m x 4.47m)

Nine double glazed windows to three sides, double glazed doors to conservatory, tiled cream gloss flooring through both the Kitchen / diner and utility granite work surfaces with an extensive range of bespoke soft closing cupboards and drawers, Two fitted Siemens ovens with warming drawer, further Siemens combination microwave, wall spotlights over, integrated larder fridge, integrated dishwasher, inset sink unit with grooved drainer, glass drinks shelf / bar with light over, inset Siemens ceramic electric hob and Siemens ceramic double gas burner, cooker hood, three wall mounted floor to ceiling radiators, door to utility, three, wall lights, two skirting fan heaters.

### Conservatory 23'11" x 10'6" (7.29m x 3.20m)

Double glazed conservatory, door to garden.

### Utility Room 10'05 x 8'02" (3.18m x 2.49m)

Laminated work top with a range of cupboards and drawers, corner larder cupboard, cupboard housing gas boiler with shelving over, integrated washing machine and tumble dryer, fifteen bottle wine rack, space and plumbing for American style fridge/freezer, electric towel radiator, tiled floor, half double glazed door to rear porch/boot room.

### Rear Porch / Boot Room

Victorian style, double glazed windows to two sides, door to garden, tiled floor.

### Landing

Double glazed window, doors to bedrooms and bathroom, access to fully insulated loft, embossed plaster ceiling rose.



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### Master Suite

Door from the landing leads into the master suite with inner hall and steps up to the bedroom, double doors lead into the dressing room.

### Bedroom One 19'2" x 12'0" (5.84m x 3.66m)

Double glazed French doors with Juliette balcony and further double glazed windows to either side, far reaching countryside views, two designer wall mounted semi circular floor to ceiling radiators, vaulted ceiling, wall lights, wall mounted mirror light, door to en suite

### En Suite

Double glazed window, fully tiled double shower cubicle with power shower, hand basin inset to vanity unit with fitted cupboards under, W.C with concealed cistern and bidet, wall mounted chrome towel radiator, under floor heating, heated mirror with light, concealed gas boiler supplying master suite.

### Dressing Room 11'5" x 7'7" (3.48m x 2.31m)

Double glazed window, radiator, wall fittings.

### Bedroom Two 12'1" x 11'11" (3.68m x 3.63m)

Double glazed windows and double glazed door which leads out onto the roof terrace, far reaching views, radiator.

### Bedroom Three 12'1" x 11'7" (3.68m x 3.53m)

Double glazed window, radiator, built in cupboard providing useful storage, wall light.

### Bedroom Four 11'5" x 7'7" (3.48m x 2.31m)

Double glazed window, radiator.

### Modern Bathroom

Double glazed window to rear, free standing double ended jacuzzi bath with floor standing central tap fittings/shower head, with far reaching countryside views, hand basin inset vanity top, fitted cupboards under, wall mounted glass fronted units and spotlights over, bidet, W.C, with concealed cistern, corner double seated shower / steam cubicle, two wall mounted chrome towel radiator, tiled ceramic floor.

### Outside

The land registry plan indicates a total plot of c.0.9 acres.

### Garden

The garden is a superb feature of this property and is well maintained, laid mainly to lawn with an extensive array of flowers and shrubs along with a collection of assorted Acer trees which surround the garden, there is a patio area to the rear and BBQ 'shack' for entertaining. In another area there is an insulated Summerhouse with folding doors, power and light incorporating a decked area with steps down to the garden and further flower beds. There is a natural well and lit floral arched path leading to the front door with roses, honeysuckle and lavenders. To the other side of the garden a winding path leads to a raised vegetable

bed and compost area.

### Front Door and Driveway Access

The front door can be accessed via a shingle frontage and gate with a slab patio, the other access is via pillars and double wooden gates leading to a shingled driveway and garage. The driveway provides off road parking for several vehicles.

### Garage and Workshop 30'11 x 19'10" (9.42m x 6.05m)

The garage is currently used as a garage/workshop. The garage could be used for different purposes subject to relevant planning permissions.

The garage has windows to both rear and side and accessed via a secure side door, there are two sets of metal front opening doors. There is over eaves storage, power and light, there is further storage behind the garage.

### Tenure

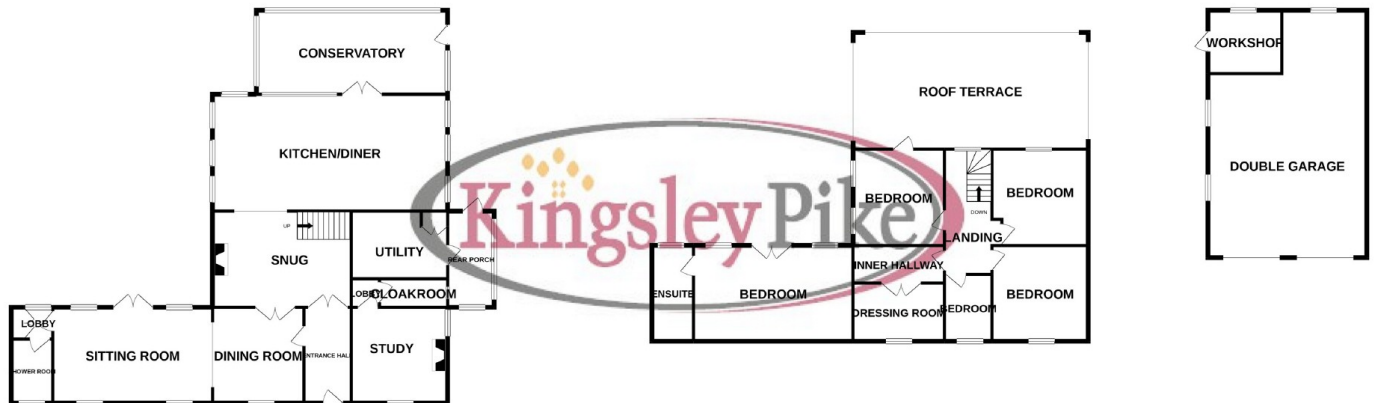
We are informed by the seller that the tenure of this property is Freehold. Confirmation/verification of the tenure has been requested. Please consult us for further details.

### Viewing

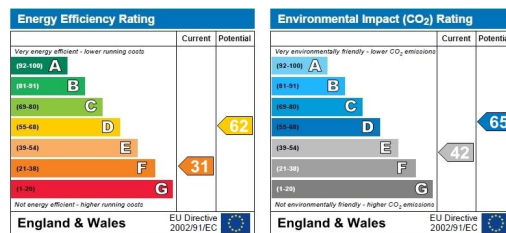
By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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