



JAMES PYLE^{Co.}

Ohmagen, Nettleton Road, Burton, Chippenham, Wiltshire, SN14 7LR

Detached bungalow
Refurbished and updated accommodation
3 bedrooms
Refitted kitchen and bathroom
Utility, WC and conservatory
Living room with wood-burner
Loft room
Beautiful, sunny wraparound gardens
Garage and parking

Approximately 1,491 sq ft



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £549,950

‘Set within a good-sized and sunny wraparound garden, a detached 3 bedroom bungalow which has been updated and upgraded’

The Property

Ohmagen is a detached bungalow nestled in the village of Burton surrounded by beautiful countryside walks whilst also being situated within easy walk distance to the village farm shop and café, and the pub. The property has been superbly refurbished and updated in modern years with works including all new doors and double-glazed windows, new boiler and oil tank, refitted kitchen and bathroom, re-skimming internally and rendering of the outside, plus the addition of a conservatory, utility room and separate WC. In 2022, the conservatory was further upgraded by Conservatory Insulations adding in ceiling insulation to keep the room cool in the summer and warm in the winter months, benefitting with a 10 year guarantee. The accommodation is immaculately presented and is filled with natural light through large windows and excellent high ceilings, extending in all to 1,491 sq.ft which includes a partially converted loft.

The layout includes three bedrooms, a bathroom refitted as a shower room, living room with wood-burner and adjoining conservatory. The kitchen leads through to the

new utility room which has a WC off and rear access. The Magnet kitchen is well-fitted with built-in storage including a larder and is equipped with an integrated fridge, induction hob and oven. Stairs up from one of the bedrooms accesses the loft which has been partially converted with Velux windows over a large area currently utilised as a home office/snug, while further attic space has been retained for the important use of storage.

Externally, the property is approached over a driveway providing off-road parking and in front of a detached garage which has a remote operated electric door, power and lighting. The good-sized garden is a particular feature, wrapping around the east, south and west elevations of the property enjoying a lovely sunny orientation. The garden has also been well-tended to, laid mostly to lawn with well-stocked shrub borders bound by timber fencing creating a good degree of security. To the rear, there is a paved terrace area beside a timber store.

Situation

The village of Burton lies on the southern tip of



the Cotswolds and is in an area designated as being of Outstanding Natural Beauty close to the quintessential village of Castle Combe. The village comprises a variety of old cottages, farmhouses and larger country homes. The property is within walking distance of local amenities that include 'The Old House at Home' - a popular public house/restaurant, a new well-stocked farm shop located in the centre of the village complete with a café, a play area and the parish church whilst in the nearby village of Acton Turville (0.5 mile) there is a convenient shop and post office as well as the Fox and Hounds pub. More comprehensive amenities can be found in the market town of Chippenham and the Georgian City of Bath both of which have main line rail links to London. The property is well placed for access to major road links including the M4 (Junction 18) and the A46 both within just a 10-minute drive. The road networks provide excellent access to Bristol, Bath (both 25 minutes), London and the south-west.

Tenure & Services

We understand the property is Freehold with oil fired central heating and all other mains

services connected. Both the oil tank and a new external boiler have been recently replaced.

Directions

From the M4 (Junction 18) follow signs for Tormarton, Acton Turville and then Burton. On approaching the village, pass The Old House at Home pub and take the next right into Nettleton Road and bear left onto Nettleton Road. Proceed up the lane and locate the property on the right hand side. Postcode SN14 7LR

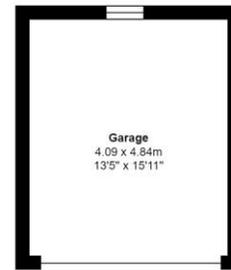
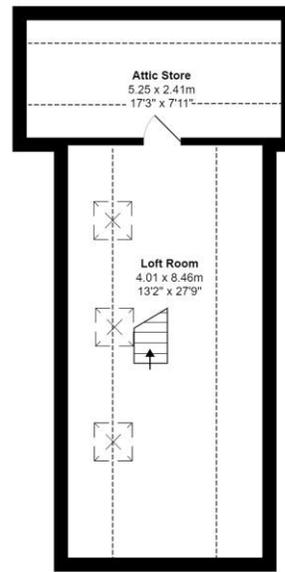
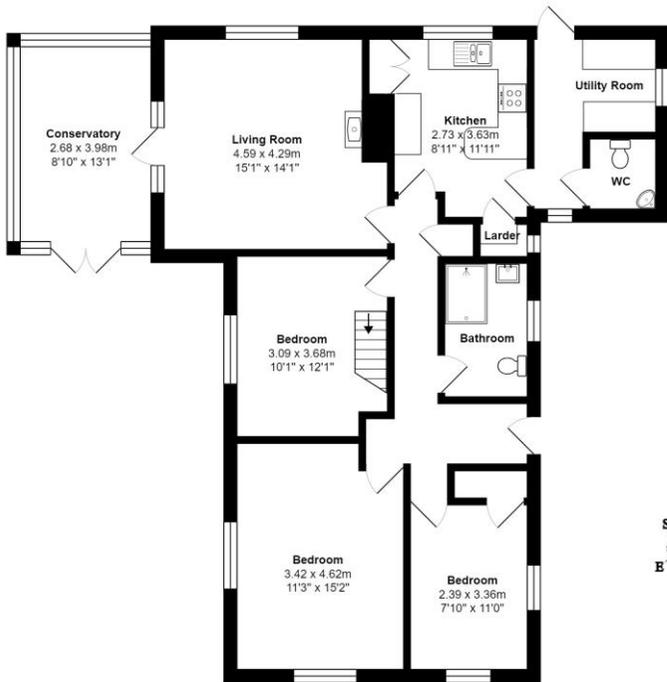
Local Authority

Wiltshire Council

Council Tax Band

E £2,416





Ground Floor

First Floor

Total Area: 138.6 m² ... 1491 ft² (excluding attic store & garage)

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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