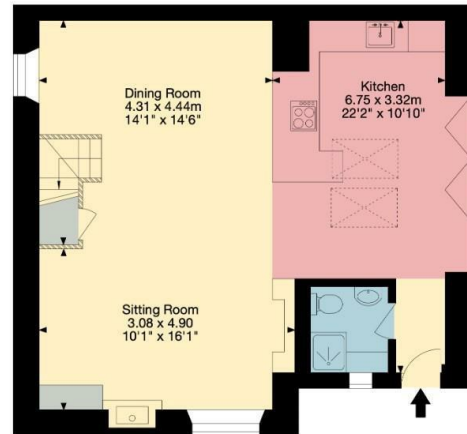
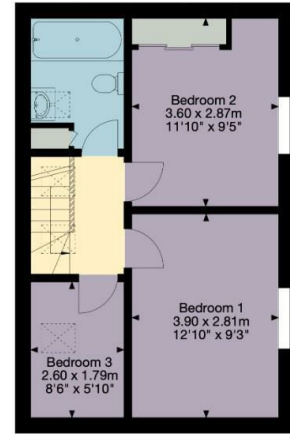


Hyde Cottage, Cold Ashton SN14 8JU
 Gross Internal Area (Approx.)
 991 sq ft - 92 sq m



Ground Floor



First Floor

- KEY**
- Kitchen
 - Living Area
 - Bedroom
 - Bathroom
 - Storage

Zest, 1a Mile End, London Road, Bath, BA1 6PT
 happytohelp@zestlovesproperty.com
 01225 481010

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

ZEST ESTATE AGENTS

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**COLD ASHTON, CHIPPENHAM
 SN14 8JU**

**GUIDE PRICE
 £485,000**

3 BEDROOM HOUSE

- Stunning cottage in rural location with easy access to the M4 and Bath
- Two double bedrooms, one single bedroom/office and family bathroom
- Off road parking space, currently housing a fabulous shepherds hut making the perfect home office
- Open plan living room, dining room and kitchen, shower room/utility
- Pretty garden with far reaching views
- Council tax band C, EPC rating D, Freehold



DESCRIPTION

Recently renovated, this beautifully presented three bedroom cottage in Cold Ashton boasts open plan living, with modern kitchen, dining room and living room with a lovely wood burning stove, shower-room/utility. Upstairs there are two light and airy double bedrooms with stunning views across the valley and a further smaller bedroom/office space at the front of the property, as well as a good sized family bathroom. The property benefits from a beautiful rear and side garden with far reaching views. Within the off road parking area there is a fabulous shepherds hut creating the perfect home office. The Shepherds hut currently sits in the off road parking space but can be easily removed if preferred.

LOCATION

Cold Ashton is a highly sought after village located on Bath's northern fringes, enjoying easy access to Bath city centre, the M4 Motorway and nearby Marshfield village where there are a comprehensive range of local amenities. This pretty village offers a mixture of attractive period architecture, beautiful country walks and stunning rural views. The property and Cold Ashton itself are situated on the Cotswold Way offering beautiful limestone link footpaths for rural walks. The World Heritage City of Bath is approximately 6 miles away and offers a wonderful array of chain and

independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which include museums and art galleries, The Roman Baths, Pump Rooms, The Abbey, The Thermae Spa and a world-famous international music and literary festival. World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and Bath University and there are a number of fine hotels and country clubs within easy reach, all with excellent gym and spa facilities. Several good state and independent schools are within easy reach. Bristol and Chippenham are also easily accessed via the A420 or the M4, offering plenty of amenities and transport options.

Communications include a direct service to London Paddington, Waterloo, Bristol and South Wales from Bath Spa Railway Station, easy access to Chippenham Railway Station and the M4 Motorway Junction 17 towards London and Junction 18 to Bristol and South Wales. Bristol Airport is 20 miles to the west.

