



**Quoin Cottage, Harts Lane, Biddestone, Chippenham SN14 7DQ**  
 Approx. Gross Internal Area  
 1,275 sq ft - 118 sq m



**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.

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**HARTS LANE, BIDDESTONE  
 SN14 7DQ**

**GUIDE PRICE  
 £640,000**

**3 BEDROOM HOUSE**

- Pretty Grade II listed, three bedroom cottage in Biddestone village with planning permission to extend to the rear
- Three bedrooms with built in storage, family bathroom
- Electric car charging point, fibre Broadband up to 1Gb. No onward chain
- Spacious lounge, separate dining room with log burner and newly fitted kitchen, W.C
- Lovely rear enclosed garden with patio area and outside storage
- Freehold, EPC TBC, Council tax band E



#### DESCRIPTION

This beautiful Grade II listed, three-bedroom cottage in Biddestone village features a bright and airy lounge with a charming Jet Master fireplace; this sitting room looks out onto the village green. The ground floor also includes a spacious dining room with exposed wooden floorboards, an impressive stone inglenook fireplace complete with log burner and bread oven, a pretty window seat and a newly fitted kitchen with integrated appliances and ample built-in storage. A convenient W.C. is located off the kitchen. Upstairs, you'll find three bedrooms, each offering built-in storage, as well as a family bathroom with a bath and separate shower. At the rear of the property, there is a lovely enclosed garden with a patio area, established plants, and shrubs. Additionally, a small storage space is available, perfect for storing a lawnmower and bins. The property also benefits from an electric car charging point and fibre Broadband up to 1Gb. The property has planning permission to extend to the rear, with consents obtained. This charming home combines traditional character with modern comfort, making it an ideal retreat in a serene village setting. No onward chain.

#### LOCATION

Biddestone is a charming village in Wiltshire, England, known for its picturesque limestone cottages and

peaceful atmosphere. Located in the Cotswolds, it offers scenic countryside, a historic church, and a traditional pub, the White Horse. With a mix of rural tranquility and proximity to larger towns like Bath and Chippenham, Biddestone is a perfect blend of country living and convenient access to urban amenities. There are local bus services connecting Biddestone to nearby towns like Chippenham, Bath, and other surrounding villages. The closest train station to Biddestone is Chippenham Railway Station, about 4 miles away. Chippenham provides direct rail services to cities like London Paddington (via Swindon), Bristol, and Bath, offering good connections for longer journeys. Biddestone is well-connected by road, with the A420 providing access to larger towns like Bath and Chippenham. It's a short drive to the M4 motorway, which links to key locations in the region.

