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**LOCK & KEY**  
*Estate Agents*



## 68 The Common , Broughton Gifford, SN12 8NA

Lock and Key Independent estate agents are pleased to offer this attractive, spacious period cottage back opposite the common in the favoured Wiltshire village of Broughton Gifford with its thriving village community spirit. Pleasantly tucked away down a private driveway adjoining open countryside at the rear this beautiful example of a Weavers Cottage is believed to date back to the 1800's and offers the character and charm with mullion windows, exposed beams and open fireplace. The accommodation is arranged over two floors and comprises a lovely living room with the focal point of the fireplace and deep window sills and mullion windows, spacious dining room, kitchen with rayburn, utility, shower room and a garden room. (This area offers potential to extended subject to planning permissions being granted) To the first floor are two double bedrooms and a shower room. Again there is in our opinion potential to go into the decent roof space and create maybe two more bedrooms subject to the necessary's.

Externally the property is approached via a five bar gate with a shingle driveway, established garden, two stables and a useful store room. The property further benefits from double glazing where stated, oil heating and some night storage heaters. Viewing is strongly recommended. No Chain

**£500,000**

# 68 The Common

, Broughton Gifford, SN12 8NA



- Favoured Village & Stunning Common & No Chain
- Period, Attractive Semi Detached Character Cottage
- Believed To Be A Weavers Cottage Dating Back To The 1800's
- Two Double Bedrooms & Further Scope In Loft, Spacious Landing
- Lovely Living Room & Fire, Spacious Dining RoomKitchen, Utility, Two Shower room
- Kitchen, Garden Room, Utility & Shower Room & Bathroom Upstairs
- Outside Store & Two Stables
- Ample Parking, Decent Total Plot & Rear Views Of Fields
- Oli Heating, Double glazed Where Stated
- Potential To Extend Subject To P'P's

## Situation

## Shower Room

## Accommodation

## Externally

## Dining Room

## Sitting Room

## Kitchen

## Garden Room

## Utility

## Shower Room

## First Floor Landing

## Bedroom One

## Bedroom Two

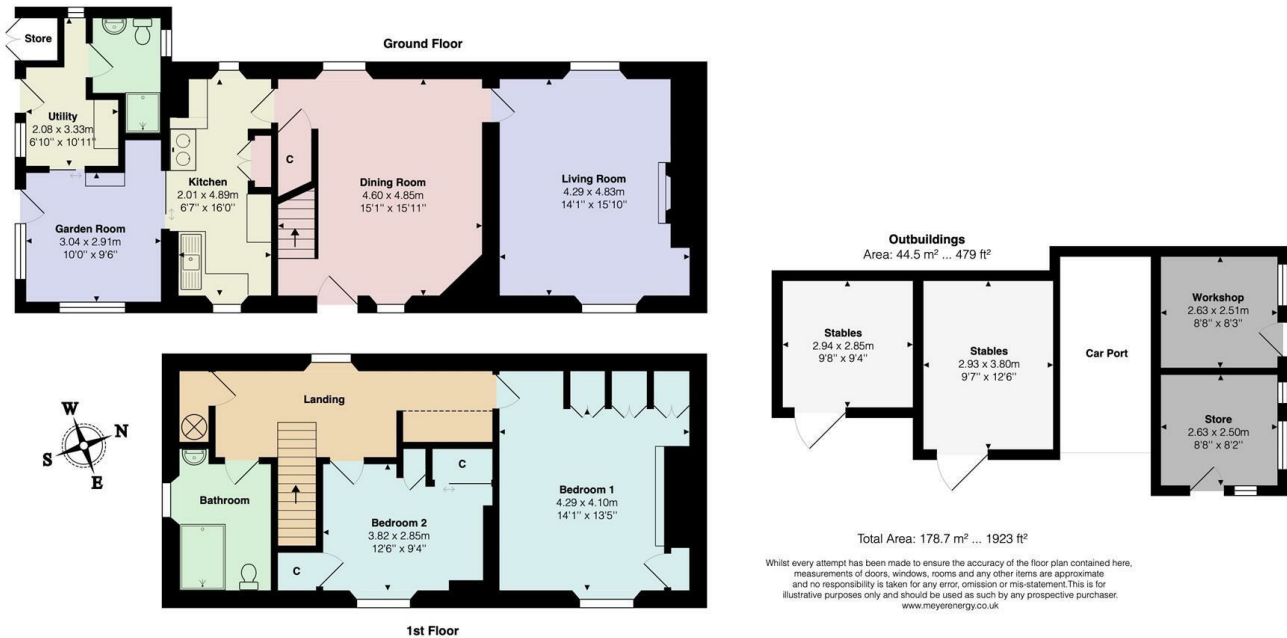


## Directions





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	38	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		