



**Burderop Barns, Burderop, Nr Chiseldon**  
**Offers Over £425,000**

3 bedroom cottage for sale | Freehold **SOLD**

\* SITUATED WITHIN AN EXCLUSIVE AND SELECT/SMALL DEVELOPMENT ALONG A PRIVATE ROAD AND POSITIONED ADJACENT TO 'OPEN' CROP FIELDS & FAR REACHING/BREATHTAKING VIEWS \* This Stunningly Presented Cottage Style Property Benefits From Having 'Open' & Very Sociable Living Accommodation To The Ground Floor Which In Turn Benefits From An Impressive Kitchen With A Vaulted Ceiling & Breakfast Bar Area & A Dual Aspect Living/Dining Room With The Added Benefit Of A Wood Burning Fire. To The First Floor There Are 3 Double Bedrooms, En-Suite Shower Room To The Master Bedroom & A Spacious & Modern Family Bathroom. Externally There Is A Fully Enclosed Rear Courtyard Garden & A Landscaped Front Garden Boasting A South Facing Aspect. In Addition There Are Two Private Parking Spaces. To Fully Appreciate This Beautiful Home, MILES BYRON Would Highly Recommend Arranging A Viewing At Your Earliest Convenience.

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

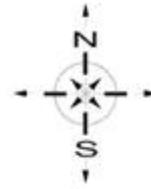




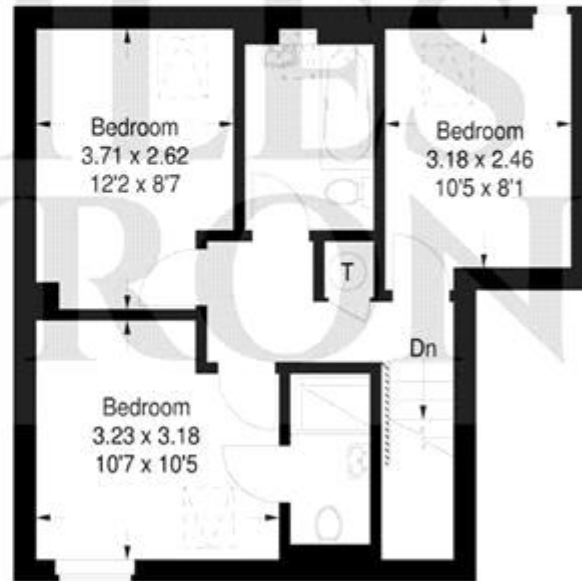
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

# Burderop Barns, Burderop, Wiltshire

Approximate Gross Internal Area = 100 sq m / 1076 sq ft



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only  
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