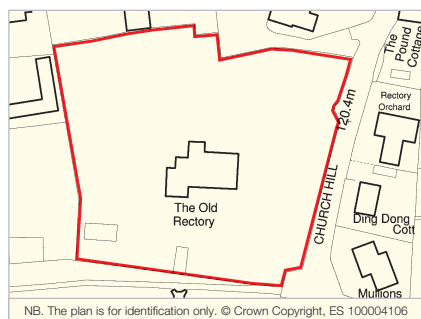


Chippenham **The Old Rectory,** **Burton,** **Wiltshire** **SN14 7LS**

- **A Freehold Detached Six Bedroom House extending to Approximately GIA 485.05 sq m (5,221 sq ft)**
- **Together with Mature Gardens, Two Detached Workshops, Further Outbuildings, Terrace, Swimming Pool and off-Street Parking situated in Grounds extending to Approximately 0.543 Hectares (1.341 Acres)**

On the instructions of V Liddell FRICS and A Kisby MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

allsop



To View

The property is open for viewing on May 16th, 23rd and 30th between 1.00 p.m. - 3.00 p.m. and on Saturday 19th and 26th May between 10.00 a.m. - 12.00 noon

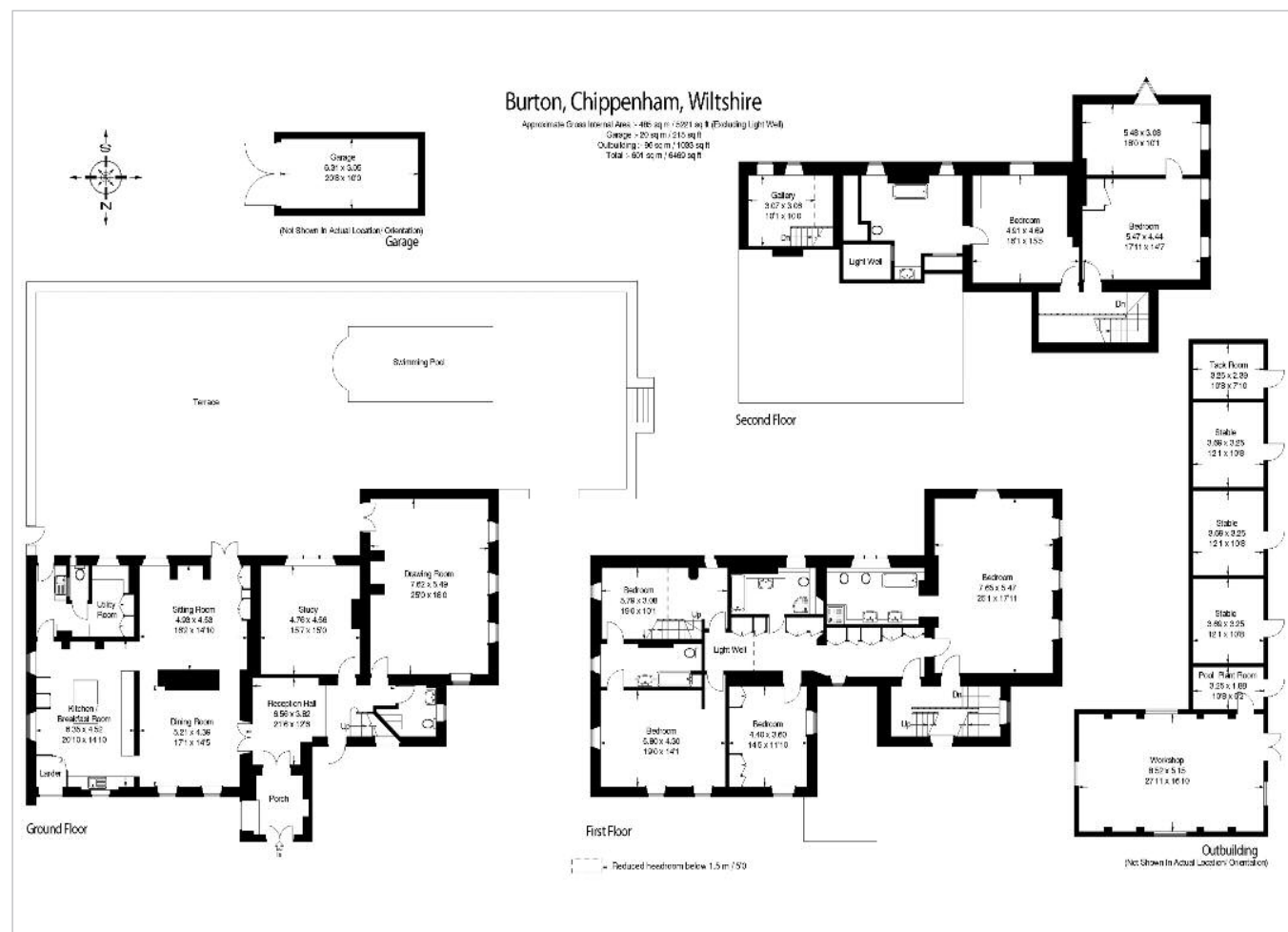
Joint Auctioneer

Savills (Ref: Matthew Pegler).
Tel: 01225 474503.
Email: mpegler@savills.com

Seller's Solicitor

Messrs DLA Piper (Ref: D Appleyard).
Tel: 0113 369 2053.
Email: daniel.appleyard@dlapiper.com

Freehold House



Tenure

Freehold.

Location

The property is located in the Cotswolds Area of Outstanding Natural Beauty, on the south side of Church Hill next to the Grade I listed St Mary's Church. The M4 Motorway (Junction 18) and Bath Road (A46) are to the west. Local shops are available in Burton, with a more extensive range of facilities being available in Bath city centre to the south and in Bristol city centre to the west.

Description

The property comprises a detached house arranged over ground, first and second floors beneath a pitched roof. The property benefits from mature gardens, two detached workshops, further outbuildings, terrace, swimming pool and off-street parking. Situated in grounds extending to approximately 0.543 hectares (1.341 acres).

Accommodation

The property was not internally inspected or measured by Allsop. The information was provided by the Joint Auctioneer.

Ground Floor – Reception Hall, Drawing Room, Study, Kitchen through to Dining Room and Sitting Room, Utility Room with WC, WC with wash basin

First Floor – Four Bedrooms, Two with En-Suite Bathrooms with WC and wash basin, Family Bathroom with WC and wash basin

Second Floor – Gallery, Two Bedrooms, One through to Further Room, One with En-Suite Bathroom/WC and wash basin

NB. The pictures in the sales details were taken Spring/Summer 2015. A selection of current pictures will be added to our website shortly.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

