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# The Little House

## Cuttle Lane, Biddestone, Wiltshire, SN14 7DF

5 Bedrooms | Detached Farmhouse | 17th Century Grade II Listed | Full of Period Charm

Open Plan Kitchen/Living/Dining

Freehold

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### Description

This charming Grade II Listed farmhouse is situated in the heart of the quintessential country village of Biddestone. The versatile and spacious accommodation dates back to the early 17th Century and has evolved over the years to create a spacious and versatile family home. Of particular point is the wonderful and recently refurbished open plan kitchen, living and dining room. The kitchen area has been beautifully designed with plenty of smart units; there is a dining area and a sitting area centred around a wood burning stove. Doors out to the courtyard and garden add even further appeal. There are two further reception rooms; one with wonderful ancient beams, a dual aspect and open fire; a delightful room for both entertaining as well as cosy evenings around the fire. The second sitting room is a charming and well proportioned living space with an impressive fireplace and leads directly out to the garden.

There are five bedrooms, all full of character, on the first floor. The master suite is superb with two linking rooms providing a pretty bedroom with vaulted ceiling, a sitting area including a luxurious bathing area plus a shower room and walk-in wardrobe.

With two staircases plus an attic games room, this is a wonderful choice to suit the growing family. A further feature are two self-contained rooms converted from the granary and dairy of the farmhouse and within the courtyard, providing extra family accommodation or office space for those who work from home.

### Outside

The gardens at The Little House add an extra dimension as a large level garden is a very rare find in the centre of a village. To the side is a five bar gate leading to a generous parking area. The garden to the rear of the house has a delightful terrace and courtyard plus a level garden with planted borders; a marvellous

area for summer entertaining. A lavender walk leads to a second enclosed area with a chicken coop, vegetable plot as well as plenty of room for a children's play area.

### Situation

Biddestone is a beautiful village with a church, two pubs, pretty Cotswold stone cottages and a duck pond. The village is located approximately 10 miles from Bath and close by are the beautiful villages of Castle Combe and Lacock. The market town of Corsham is just two miles away and has a good variety of amenities with a bustling High Street and the historic Corsham Court, a beautiful stately home once famous for its art scene. With well regarded schools it is in every sense a quality market town. The Georgian city of Bath offers further qualities with some of the finest shopping, restaurants, schools and cultural pursuits to be found outside the capital. There is fast and easy access to Junction 17 of the M4 motorway and both Bath Spa and nearby Chippenham offer main line services to London, Paddington.

### Services

All mains connected.

### Local Authority

Wiltshire Council. Council Tax Band G

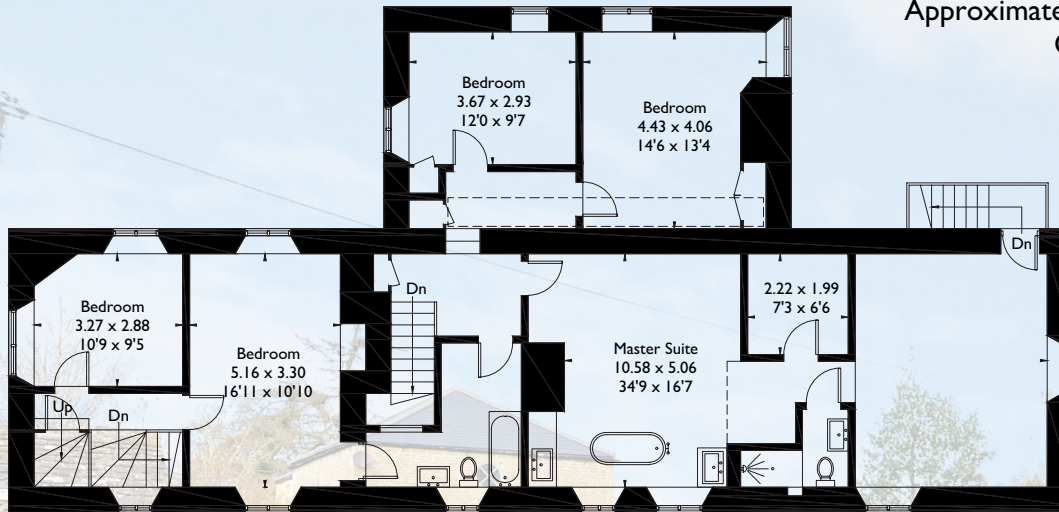
### Directions

Leave Bath city centre via the A4 London Road and continue through Box and into Corsham. At the mini-roundabout and Hare and Hounds bear left and continue until the sign for Biddestone. Turn left here along Hartham Lane and continue into the village, past the church at the end of the road turn left into Cuttle Lane and The Little House will be on the left hand side.

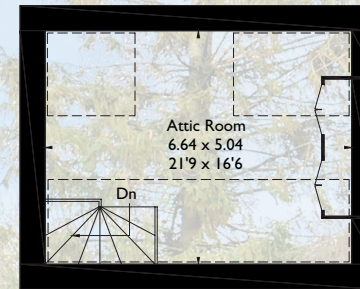




Approximate Gross Internal Area = 350.9 sq m / 3777 sq ft  
 Outbuilding = 54.6 sq m / 588 sq ft  
 Total = 405.5 sq m / 4365 sq ft

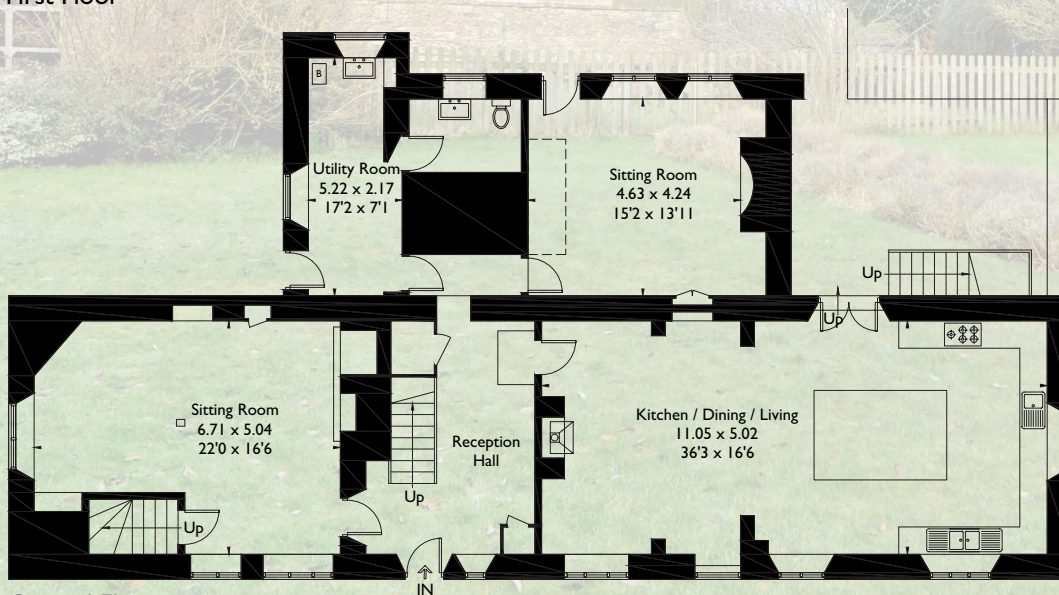


First Floor

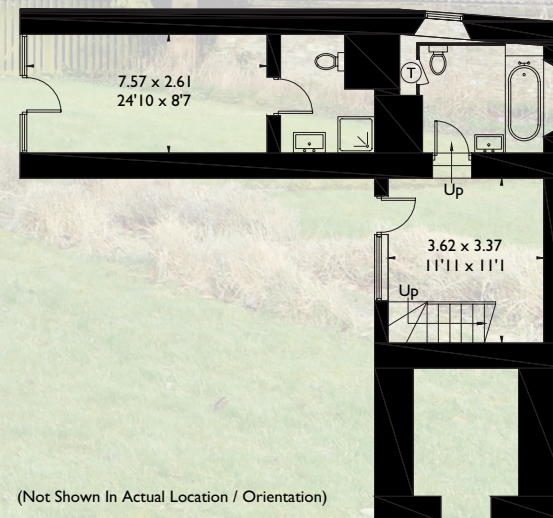


Second Floor

= Reduced headroom below 1.5m / 5'0"

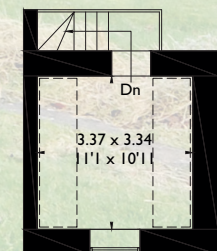


Ground Floor



(Not Shown In Actual Location / Orientation)

Outbuilding - Ground Floor



Outbuilding - First Floor





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**FOR CLARIFICATION,** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these particulars.

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