



Peterborough Lodge, Dauntsey Lock,

Price Guide £599,950

A detached home (1235 sq ft) in a semi-rural location in grounds extending to about 3 acres with a thriving campsite business.

4 bedrooms, bathroom and shower room. Hall with study area, sitting room, conservatory/dining room, fitted kitchen.
Barn with utility area and campsite showers. Ample parking, stable block providing storage.



Peterborough Lodge, Dauntsey Lock, Chippenham

Location

Dauntsey Lock is a semi-rural hamlet and lies just south of the M4 between the villages of Christian Malford and Bradenstoke, both of which offer local facilities. The location is roughly in the centre of a triangle of the adjacent towns of Malmesbury, Chippenham and Royal Wootton Bassett. Dauntsey and Brinkworth provide primary school facilities and secondary education is via a bus service to Malmesbury. Trains are available to Paddington from Chippenham and Swindon.

The Property

This detached cottage was built in the early 1800's and substantially enlarged some 45 years ago. It now has rendered elevations beneath a tile covered roof and over the last three years has been refurbished in a contemporary style by the current owners. Works have included a new kitchen and bathrooms, oak internal doors and many new radiators. The grounds extend to about three acres and include a block of three stables and a barn, partitioned to provide a utility room and separate shower and bathroom facilities for the adjoining campsite, which is a certified location for use by the Caravan Club. It has five pitches, is open all year round and is available for caravans and motor homes. It is capable of providing an annual gross income in the region of £20,000 and further information can be accessed by visiting www.ukcampsite.co.uk

The Accommodation

Access to the house is via the UPVC conservatory, which is used as a dining room, and has a tiled floor. Doors lead off to the kitchen and also the hall, which has a built-in cupboard, and is large enough to provide a study area. It has wood flooring which continues into the dual aspect sitting room, featuring a wood burning stove and doors into the rear garden. The kitchen has white high gloss units with oak work surfaces, a built-in electric double oven, induction hob and extractor hood. The fridge, freezer and dishwasher are all integrated. The ground floor double bedroom has one wall of built-in wardrobes and a shower room next door. On the first floor are three double bedrooms, one with built-in wardrobes and a family bathroom with p-shaped

bath and shower over. The airing cupboard on the landing has a pump for the shower.

Outside

Twin electric wrought iron gates lead to a large tarmac drive and parking/turning area. Behind the house is a lawned garden with mature trees, a paved seating area and enclosed chicken run. On the right are two outbuildings and beyond a 5 bar gate and gravelled drive leads into the camping area. To the right of the drive is a large expanse of lawn which continues to an area of paddock. There is a laurel hedge to one side and post and rail fencing to the other.

The Barn

9.10m by 6.12m (29'10" by 20'1")

Of timber construction with power and light. Sectioned off utility area and shower facilities for the campsite.

The Stables

9.00m by 4.97m (29'6" by 16'4")

3 former stables with power and light, enclosed by post and rail fencing and now providing useful storage.

Services

Mains water and electricity are connected. Private drainage system. The Worcester Danesmoor boiler is in the kitchen and supplies central heating and hot water.

Local Authority

Wiltshire Council Offices, Monkton Park, Chippenham, Wilts, SN15 1ER. Tel: 01249 706111, www.wiltshire.gov.uk

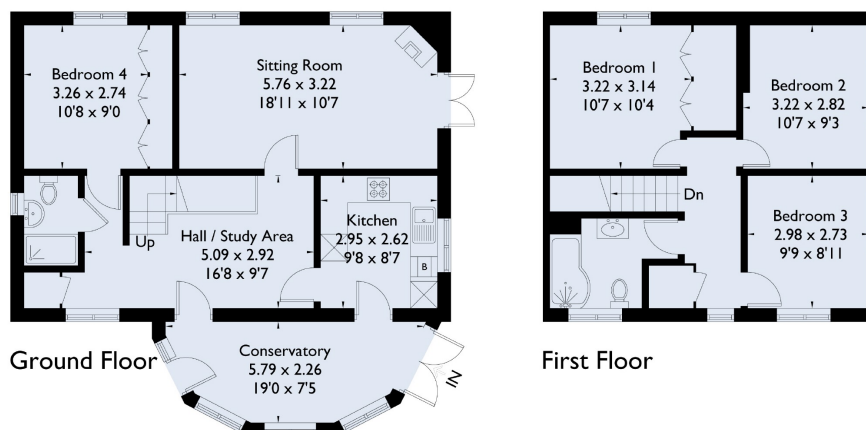
Council Tax

Band E - £2002.15 for 2017/18.

Directions to SN15 4HD

Leave Chippenham on the B4069 and proceed through Sutton Benger, past Christian Malford and you will reach Dauntsey Lock after about 8 miles. Continue past the Peterborough Arms and the property is the second on your left thereafter.

Approximate Gross Internal Area = 114.7 sq m / 1235 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 192683

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.