





## Stonecroft House, 2 Lanes End, Gastard, SN13 9QS

### Charming Grade II listed village home with four bedrooms, generous gardens & off-street parking for several cars

| Entrance hall | Sitting room | Kitchen/dining room | Snug | Utility room | Cloakroom | Master bedroom | 3 further double bedrooms | Family bathroom | Study/bedroom 5 | Generous, level gardens | Garden room/home office | Workshop | Timber shed | Off-street parking |

#### Situation

Stonecroft House is quietly situated in the heart of the village and is within the Conservation Area with wonderful rural views. Gastard is a popular village with amenities including a public house and village hall and is within walking distance of Corsham, which has an excellent range of restaurants, pubs and shops. It also boasts a range of primary, secondary and prep schools, ranked outstanding. The National Trust village of Lacock is also close by.

There is excellent access to Junction 17 of the M4, which is approximately 15 minutes' drive away and Chippenham with a mainline railway station to London Paddington, reached in around 70 minutes). The World Heritage City of Bath lies approximately 9 miles distant.

#### Description

Stonecroft House is a rare opportunity to acquire a beautifully presented Grade II listed village house, that has undergone a number of improvements since the current owners acquired the property, offering a blend of period charm and modern comfort. With four double bedrooms, generous wraparound gardens, a timber-clad garden office, and off-street parking for 2-3 vehicles, this property provides space, character, and versatility in a sought-after countryside setting.

The home opens into a welcoming hallway with traditional half-height wood panelling and flagstone flooring that continues into the sitting room, where French doors, shutters, and dual garden aspects create a light, inviting space. There is a working fireplace with stone surround and original flagstone with underfloor heating.

The kitchen/dining room is well-equipped with a range cooker, ample storage, log-burning stove, oak panelled window seat and shutters and views over the gardens - ideal for family living and entertaining.











A cosy snug, utility room with butler's sink, and a guest cloakroom complete the ground floor. Upstairs, the principal bedroom enjoys double fitted wardrobes, wide elm floor boards, and garden views. A second double bedroom includes a feature fireplace, and a study/bedroom 5 overlooks the garden - perfect for remote working. The stylish family bathroom features a freestanding bath, large walk-in shower, and high-quality fittings. Two further double bedrooms are located on the top floor, each with built-in storage and views over the garden and surrounding countryside.

### Outside

The property sits within a generous, well-maintained plot. The rear garden, facing north-west, offers a large lawn, mature trees, a vegetable patch, and open countryside views beyond a traditional dry-stone wall. The front garden includes a pergola with built-in seating, lavender beds, fruit trees, and a beautiful display of climbing roses and wisteria.

Additional features include a premium larch clad garden room/home office with electric heating, wifi and electric sockets, double-glazed sliding doors, and triple aspect views, an ideal workspace or creative studio.

There is also a separate gardener's WC, a workshop and timber shed. A pretty picket fence leads through to off-street parking for 2-3 cars at the front of the property.

### General Information

Wiltshire Council. Council tax band G.

The tenure is Freehold.

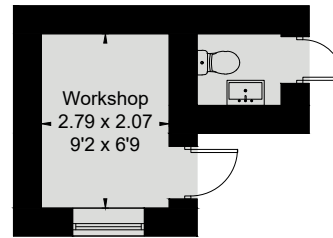
Mains drainage, electricity and water supplies. Oil fired central heating.



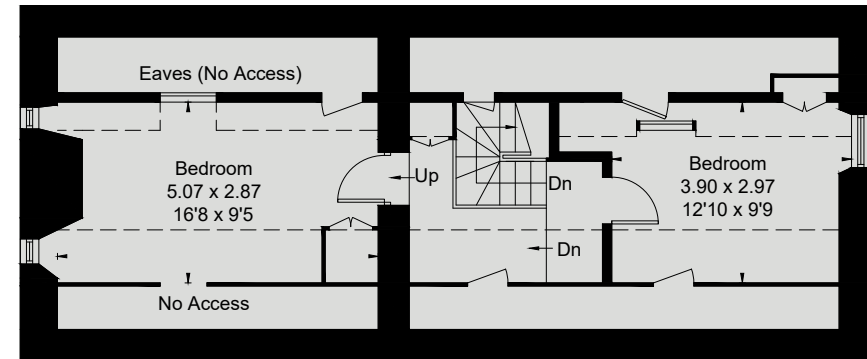
Approximate Floor Area = 218.0 sq m / 2346 sq ft  
 Outbuildings = 20.5 sq m / 221 sq ft  
 Total = 238.5 sq m / 2567 sq ft  
 (Including Eaves)



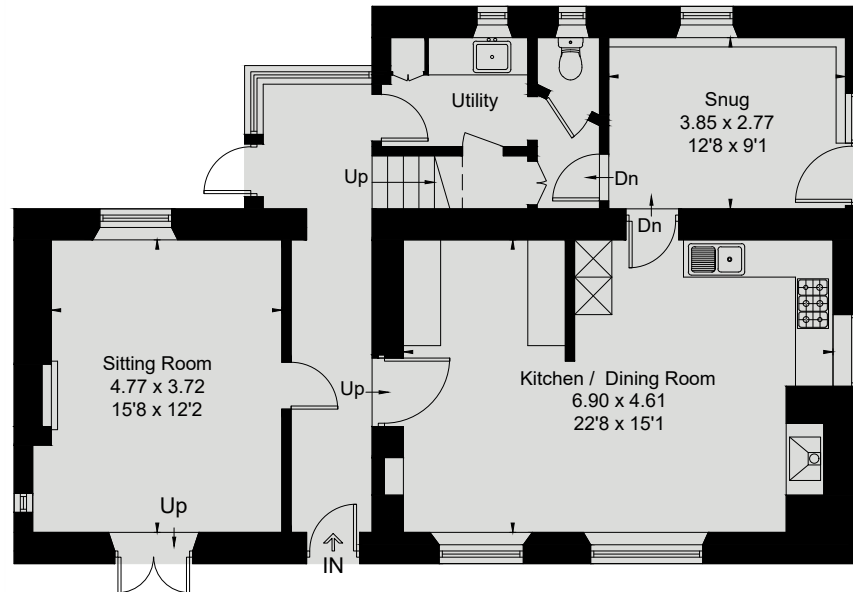
(Not Shown In Actual  
Location / Orientation)



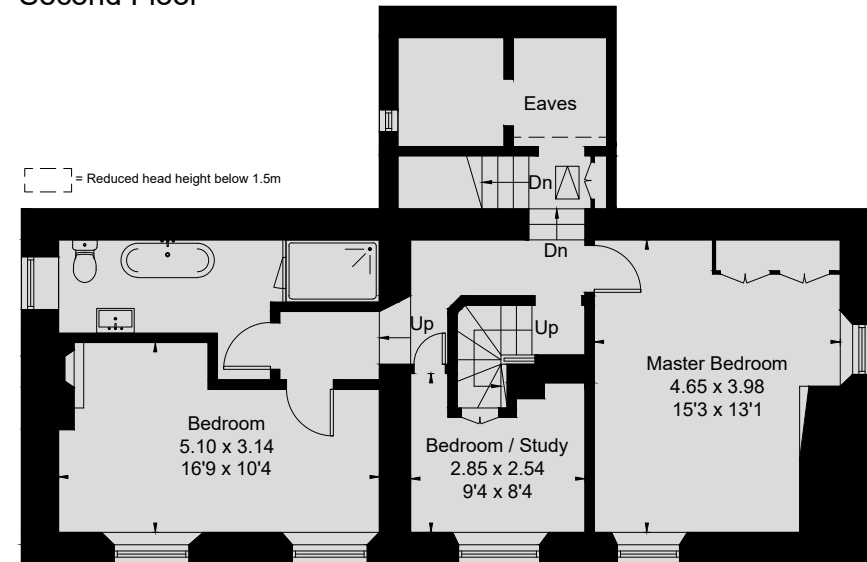
(Not Shown In Actual  
Location / Orientation)



## Second Floor



## Ground Floor



## First Floor

EST • 1879  
**CRISP  
 COWLEY**

TEL: +44 (0) 1225 789333  
 WOOD STREET  
 BATH BA1 2JQ  
 CRISPCOWLEY.CO.UK

IMPORTANT NOTICE: Crisp Cowley, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Crisp Cowley have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared by Capture Property Marketing Ltd. Brochure by fourwalls-group.com



