

Chapel House

Lower Stanton St Quintin



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ESTATE AGENTS

Chapel House, Lower Stanton St Quintin

Price Guide £775,000

Living Room ~ Kitchen Breakfast Room ~ Dining Room ~ Utility Room ~ Conservatory ~ Six Bedrooms ~ Ensuite ~ Family Bathroom ~ Enclosed Garden ~ Garage ~ Countryside Views ~ EPC Rating: C

Lockstones are proud to offer this beautifully presented five bedroom detached executive family home.

Chapel House is ideally located in Lower Stanton St Quintin which is situated between the historic market towns of Malmesbury and Chippenham. Both towns offer excellent schools and amenities, quaint cafes and independent shops with lovely countryside walks and easy access to the M4 junction 17 and main train line into Paddington.

This bright spacious property comprises three / four reception rooms and a well laid out kitchen breakfast with separate utility. The living room boasts double doors leading into the well proportioned conservatory. The separate dining room also has double doors opening onto the patio area and would be an ideal al fresco entertaining space.

On the first floor is the family bathroom, four double bedrooms and bedroom six / study. The bedroom one benefits from a large ensuite and countryside views.

The second floor includes a further double bedroom and bathroom.

Externally, the property is approached via a gravel driveway providing ample parking for numerous vehicles. The drive leads to a garage with electric up and over doors.

Of particular note is the attractive manicured rear garden enjoying uninterrupted countryside views.



Ground Floor

Entrance Hall

Brush mat. Travertine flooring. Understairs storage cupboard with light. Two radiators with fretwork cover. Door leading to:

Sitting Room 5.0m x 4.0m (16'5 x 13'1)

Upvc double glazed window to rear and side. Feature fireplace with wooden mantel and stone hearth, inset gas fire. Wood effect laminate flooring. Coving, radiator. Double doors leading to:

Conservatory 5.1m x 4.0m (16'7 x 13'1)

Upvc double glazed with half brick base. Double doors leading to rear garden. Wood effect laminate flooring. Two 'Dimplex' heaters. Freestanding air conditioner. Conservatory roof blinds.

Dining Room 3.3m x 3.1m (10'9 x 10'2)

Double glazed window to side and double doors leading to rear patio. Wood effect laminate flooring. Coving and radiator.

Kitchen 4.0m x 3.8m (13'1 x 12'7)

Upvc double glazed window to side. Matching range of wall and base units with rolled edge worksurfaces and inset one and half bowl stainless steel sink and drainer with mixer taps and water filter. Space for range cooker with tiled splashbacks and stainless steel extractor over. Integrated low level fridge, space for dishwasher. Travertine flooring. Downlights, coving and radiator.

Utility Area 2.3m x 2.1m (7'8 x 6'10)

Upvc double glazed window to front and door to side. Matching range of wall and base units with rolled edge worksurfaces over and inset stainless steel sink and drainer with mixer tap. Water softener. Space and plumbing for washing machine, tumble dryer and fridge freezer. Travertine flooring and radiator.





Cloakroom

Double glazed window to front. Travertine flooring. Pedestal wash hand basin and low level WC. Coving and radiator..

FIRST FLOOR

First Floor Landing

Understairs storage cupboard. Airing cupboard with shelving and cupboard housing tank. Coving and radiator. Access to boarded loft with ladder.

Bedroom One 5.0m x 4.0m (16'6 x 13'3)

Upvc double glazed window to rear with countryside views. Built in double wardrobe. Coving and radiator. Door to:

Ensuite 3.1m x 1.6m (10'4 x 5'1)

Upvc double glazed window to side. Tiled flooring. Walk in 'Mira' shower with tiled surround and mixer taps. Pedestal wash hand basin with mixer tap and concealed unit w/c. Heated towel rail. Extractor, downlights and coving.

Bedroom Two 4.7m x 2.4m (15'5 x 7'10)

Upvc double glazed window to front. Built in double wardrobe. Coving and radiator.

Bedroom Three 3.6m x 3.5m (11'8 x 11'7)

Upvc double glazed window to rear. Coving and radiator.

Bedroom Five 3.3m x 3.1m (10'8 x 10'1)

Upvc double glazed window to front. Built in double wardrobe. Coving and radiator.

Bedroom Six 3.5m x 1.8m (11'4 x 5'11)

Upvc double glazed window to rear.. Coving and radiator.



Family Bathroom

Upvc double glazed window to side. Half height tiling. Panel bath with mixer tap and shower attachment. Separate tiled shower cubicle with mixer taps. Pedestal wash hand basin and low level w/c. Downlights coving and extractor. Radiator.

SECOND FLOOR

Landing

Eave storage and doors to:

Bedroom Four 4.6m x 3.2m (15'2 x 10'5)

Velux window to rear. Built in double wardrobe. Radiator.

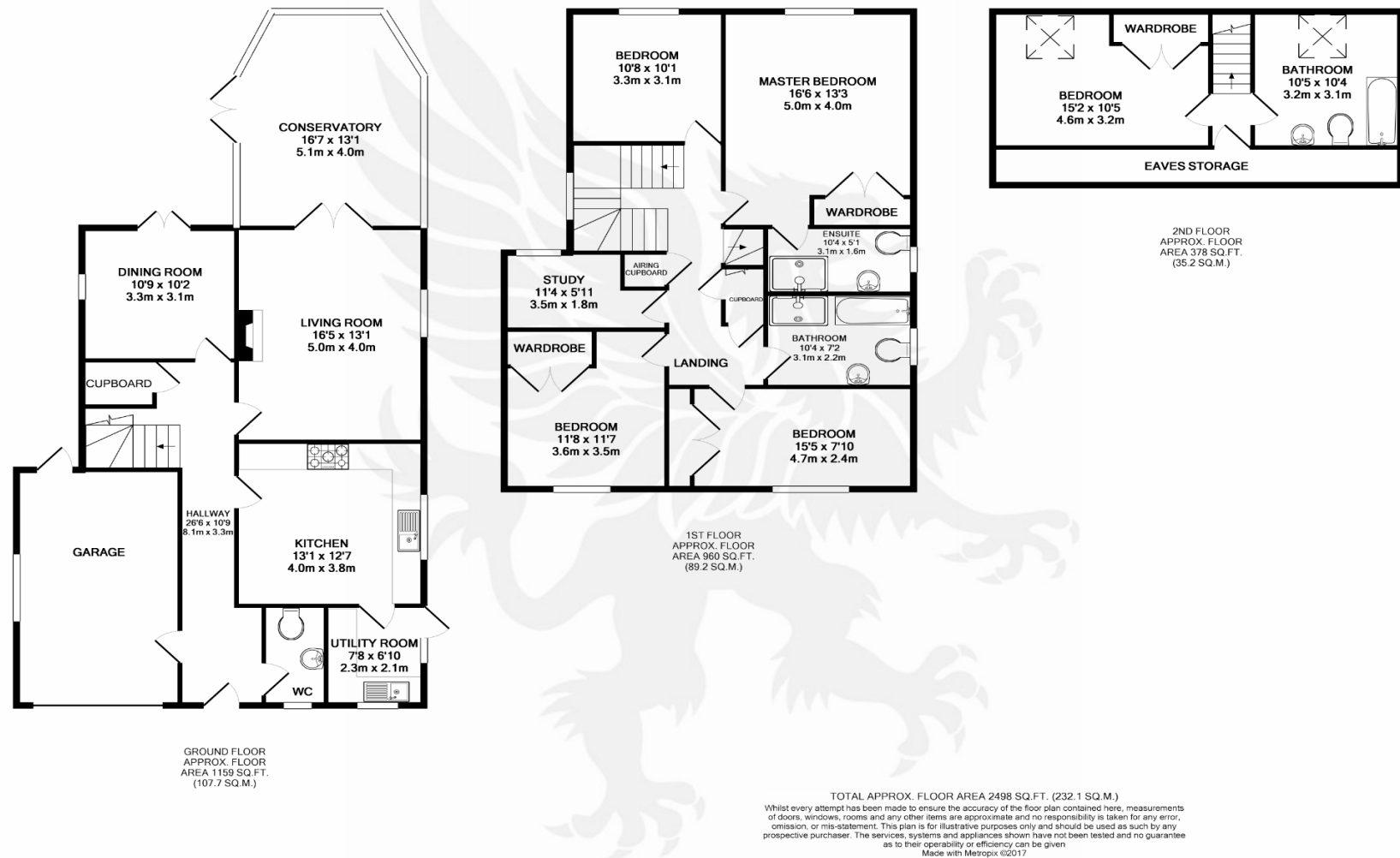
Bathroom 3.2m x 3.1m (10'5 x 10'4)

Velux window to rear. Half height tiling and tiled flooring. Panel bath with 'Mira' shower over, pedestal wash hand basin and low level w/c. Extractor, downlights and radiator.

**Externally
Double Garage**

Electric up and over door. Door to rear and Upvc double glazed window to side. Power and light. Walled frontage with gravel driveway providing parking for numerous vehicles. Gated access leads to the fully enclosed manicured rear garden with mature shrub and hedge borders. Patio seating area with pergola. Range of external lighting. Stepping stones lead to a further gravel area with patio providing an idyllic spot to enjoy the far reaching countryside views. Further gated rear garden access. Shed with outside taps, rainwater and drinking water. Power.





Viewings– Please call the Malmesbury office on 01666 338633 or email malmesbury@lockstones.co.uk in order to arrange an accompanied viewing on the property.

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