



📍 Wychwood Cottage, 52a Stanton St. Quintin, Wiltshire, SN14 6DQ

🏠 £815,000

Wychwood Cottage is a substantial, extended, individual five bedroom detached family home, occupying a circa 1/4 acre plot, benefiting from four receptions, three bathrooms, and double garage, ideally located in the highly desirable village of Stanton St. Quintin.

- Substantial, Extended Detached Family Home
- Five Bedrooms, Two En-Suites
- Sitting Room / Dining Room / Study / Additional Reception Room
- Kitchen / Breakfast Room with Island and Sky Lights
- Cloakroom / Utility Room / Newly Appointed Shower Room
- Potential Annexe
- Double Garage with Planning Permission for Office / Studio Above
- Large Driveway
- Circa 1/4 Acre Plot, with Lovely Views Overlooking Church Freehold

🏠 EPC Rating D



Wychwood Cottage is an exceptional four / five bedroom detached family home, occupying a circa 1/4 acre plot with an enviable position overlooking St Giles Church, within the highly desirable village of Stanton St. Quintin. The property has been significantly extended and cleverly reconfigured to offer a highly spacious and flexible home, perfect for modern family living, whilst giving prospective buyers the opportunity to further improve and put their stamp on it.

The internal accommodation is arranged over two levels, and briefly comprises: entrance hall, cloakroom, study, dual-aspect sitting room with feature wood burner, dining area, kitchen / breakfast room with island, and feature vaulted ceiling with sky lights, and utility room. There is a further dual-aspect sitting room, with its own stair case leading up to an individual double bedroom, and en-suite shower room. This section of the house, has superb annex potential, however currently provides a great separate living space for guests.

Within the main section of the house, the first floor accommodation consists of four generous double bedrooms, including the principal bedroom with four-piece en-suite. There is also a stunning, and newly appointed family shower room.

Externally the property sits on a circa 1/4 acre plot, as previously mentioned. This is predominantly a large, private lawned area, which is both fully established and well stocked with various flowers, ornamental shrubs, bushes, trees and raised beds, and have been beautifully maintained throughout. There is a further paved patio area to the rear, which can be accessed via the kitchen / breakfast room, providing a lovely seating area. There is a gated entrance leading to a large driveway, big enough for multiple vehicles, and a double garage, with planning consent granted for a studio / home office to be added above (PL/2022/01055).

#### Situation

The village of Stanton St Quintin lies midway between the historic market towns of Malmesbury and Chippenham, conveniently located for the M4 motorway network giving access to London, Bristol, Bath and Swindon. The village has a primary school, country hotel/restaurant and Norman Church, whilst numerous walkways and open countryside surround the area. Nearby villages provide amenities including secondary schools at Malmesbury and Chippenham. Chippenham station provides mainline services to London Paddington, in approximately 1 hour and 5 minutes.

#### Property Information

Council Tax Band: - E

Freehold

Mains Electricity, Water & Drainage

Oil Fired Central Heating

The Property is situated in a Conservation Area

EPC Rating: - D



# Stanton St. Quintin, Chippenham, SN14

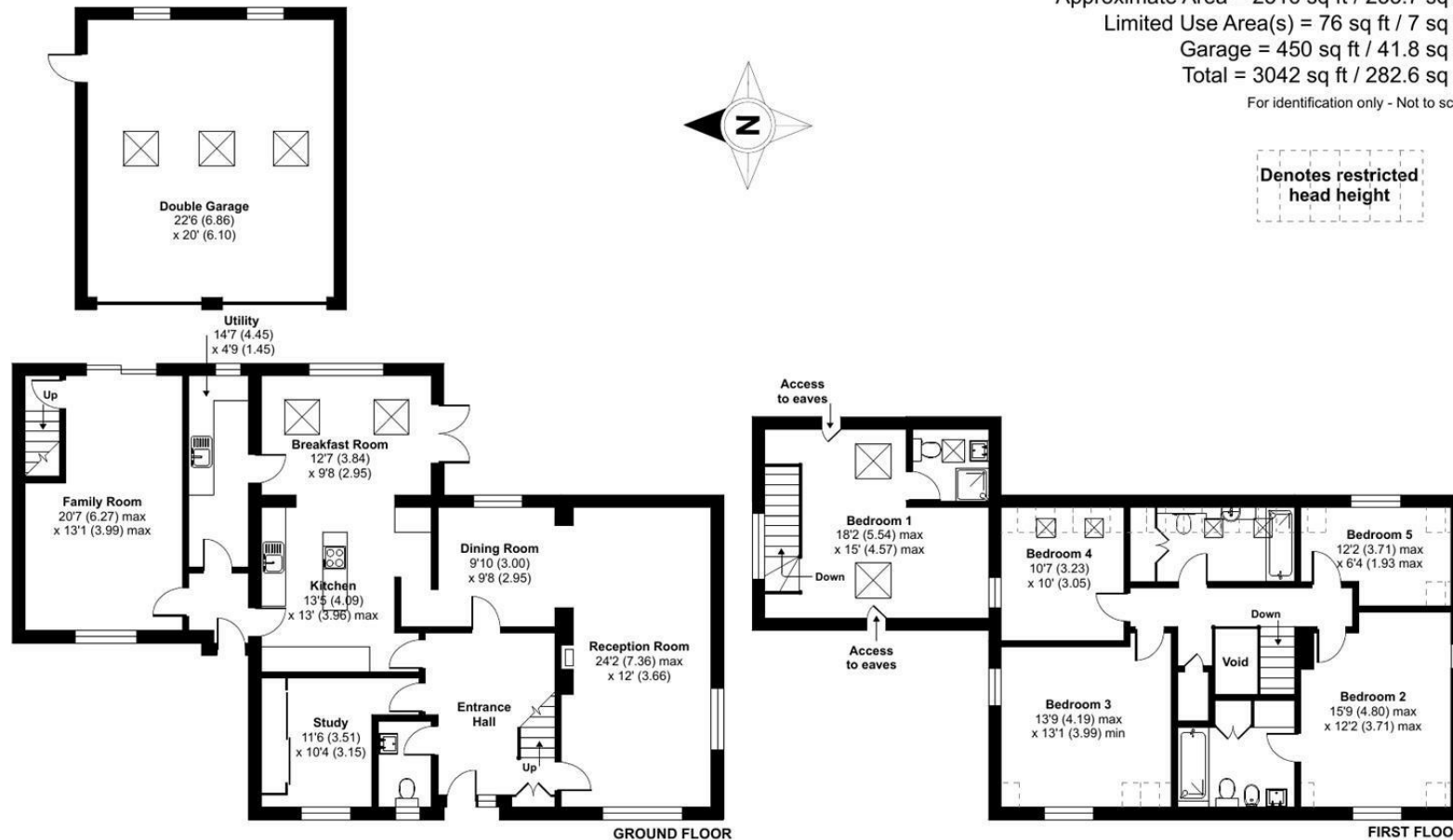
Approximate Area = 2516 sq ft / 233.7 sq m

Limited Use Area(s) = 76 sq ft / 7 sq m

Garage = 450 sq ft / 41.8 sq m

Total = 3042 sq ft / 282.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Strakers. REF: 1088691

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.