



📍 2 Stanton Malmesbury Road, Lower Stanton St.
Quintin, Chippenham, Wiltshire, SN14 6BS

🏠 £450,000

A spacious and well presented, three double bedroom, two reception room, semi detached house with study, good sized gardens, detached double garage and driveway parking, which is situated in the popular village of Lower Stanton St Quintin.

- Well Proportioned, Semi Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Study
- Conservatory/Sun Room
- Modern Kitchen & Bathroom
- En suite
- Scope To Extend To The Side & Rear (STPP)
- Large, Private Gardens
- Double Garage & Ample Driveway Parking

🏡 Freehold

🏠 EPC Rating D



A spacious and well presented, semi detached house with study, good sized gardens, detached double garage and driveway parking, which enjoys a lovely outlook to the rear over neighbouring fields, in the popular village of Lower Stanton St Quintin.

The property offers well proportioned accommodation over two floors comprising; entrance hall, cloakroom, sitting room with feature fireplace and French doors opening into a conservatory/garden room, dining room, kitchen with modern units, study, inner hall with door to the rear garden, bedroom one with en suite shower room, two further double bedrooms and a large bathroom with four piece white suite.

There are generous, mature gardens to the front and rear of the property. The front garden is predominately lawned with flower and shrub beds to the sides and small trees. There is a path between the house and the garage which provides access to the rear garden. Directly to the rear of the property there is a paved patio seating area which leads onto a level lawn with a vegetable patch to the side and covered pergola seating area. The garden backs onto fields, enjoys a good deal of privacy and is well enclosed by fencing and hedging.

Detached double garage with electric roller door, power, lighting, boarded loft storage and built in workbench. Driveway parking in front for numerous vehicles.

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 one and a half hours.

Property Information

Council Tax Band: - D

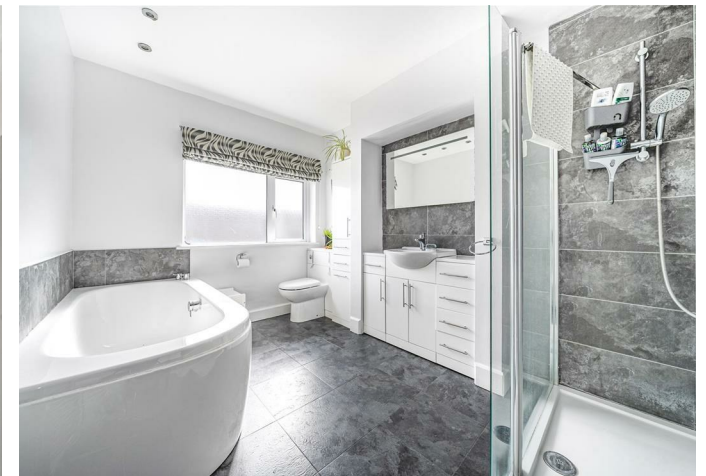
Freehold

Mains electricity, water and drainage.

Oil Fired Central Heating

Solar panels (owned), with a feed in tariff of 68.3 p/kWh

EPC Rating: - D



Malmesbury Road, Lower Stanton St. Quintin, Chippenham, SN14



Approximate Area = 1505 sq ft / 139.8 sq m
Garage = 318 sq ft / 29.5 sq m
Total = 1823 sq ft / 169.3 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). © nitchecom 2024. Produced for Strakers. REF: 1101949

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