



📍 Wans North Cottage Sandy Lane, Chippenham, SN15 2QB

🔗 Offers In Excess Of £535,000

A beautifully-presented, two bedroom detached thatched cottage, perfectly combining charming character with modern accommodation, superbly positioned in the picturesque hamlet of Sandy Lane.

- Quaint Detached Thatched Cottage
- Sympathetically Improved
- Beautifully-Presented & Brimming with Character
- Two Double Bedrooms
- Modern Integrated Kitchen
- Superb Bathroom with Separate Shower
- Extensive & Beautifully Maintained Plot
- Variety of Outbuildings & Sheds, Including Summerhouse & Salon
- Off-Road Parking for Multiple Vehicles
- Idyllic Hamlet

🏡 Freehold

🏠 EPC Rating D



Wans North Cottage is a well-located and beautifully-presented two bedroom detached, thatched cottage, ideally positioned in the idyllic hamlet Sandy Lane, within easy reach of Chippenham, Calne & Devizes. The property perfectly combined charming character, with modern internal accommodation, making it the perfect home.

The internal accommodation is arranged over two levels, and briefly comprises; entrance hall, sitting room with inglenook fireplace and wood burner, modern integrated kitchen, dining area, and the family bathroom, with separate shower, to the ground level. The two double bedrooms, both benefitting from fitted wardrobes, can be found on the first floor.

Externally the property occupies a fantastic plot, which has been beautifully landscaped and maintained throughout. There are a variety of outbuildings / features including a workshop, studio, summer house and two wells. There is off-road parking for multiple vehicles.

Situation

Sandy Lane is a small village situated between the villages of Bromham and Derry Hill in an Area of Outstanding Natural Beauty. The property is ideally situated for countryside walks to Lacock and Spye Park. The nearby village of Derry Hill has a primary school, post office/shop, church and public house. Bowood House and Gardens, and Bowood Golf Club are situated nearby and more comprehensive amenities are available in nearby Chippenham, including mainline railway station (London-Paddington) and the M4 motorway at Junction 17 offering good motor commuting to the major centres of Bath, Bristol, Swindon and London. Bristol airport is approximately 26 miles away.

Property Information

Council Tax Band: E

Freehold

Mains Gas, Electricity and Water and Drainage.

Gas Central Heating and Double Glazed Windows

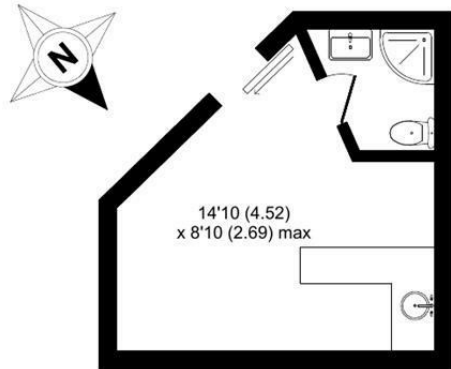
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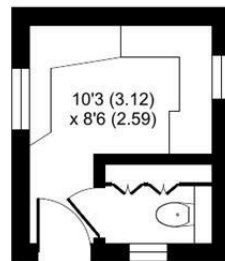
Wans North Cottage, Sandy Lane, Chippenham, SN15

Approximate Area = 800 sq ft / 74.3 sq m
 Limited Use Area(s) = 66 sq ft / 6.1 sq m
 Outbuilding = 369 sq ft / 34.2 sq m
 Total = 1235 sq ft / 114.6 sq m

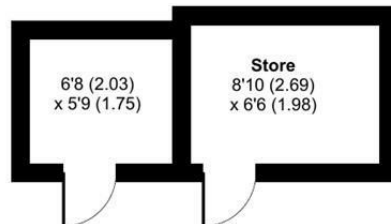
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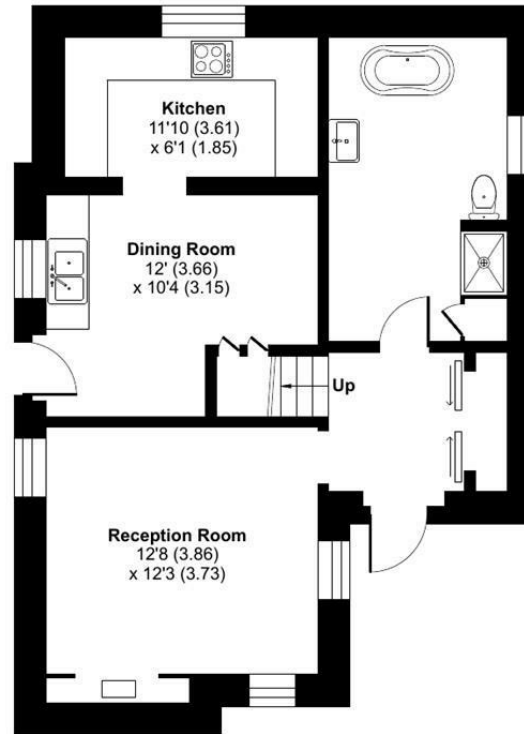
OUTBUILDING 1



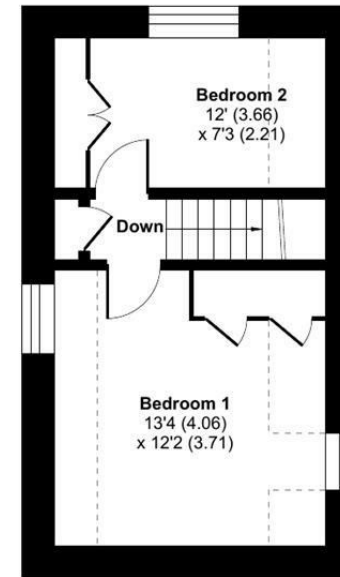
OUTBUILDING 2



OUTBUILDING 3 / 4



GROUND FLOOR



FIRST FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1104664

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