



📍 Wans Cottage Back Lane, Sandy Lane, Chippenham, SN15 2QD

🔗 Price Guide £525,000

Wans Cottage is a wonderful two / three bedroom, detached thatched Cottage, brimming with character, and occupying a generous plot, superbly positioned in the desirable Sandy Lane. Offered with No Onward Chain.

- Detached, Thatched Cottage
- Extended Accommodation
- Various Period Features, Charming Character
- Two Reception Rooms
- Generous Wrap-Around Plot
- New Ridge and Valley Applied to Roof in 2024
- Highly Desirable Sandy Lane
- No Onward Chain

🏠 Freehold

📊 EPC Rating F



Wans Cottage is an attractive, well-located and well-presented two / three bedroom detached, thatched cottage, ideally positioned on a generous plot, in the idyllic hamlet of Sandy Lane, within easy reach of Chippenham, Calne & Devizes. The property offers extended accommodation that is brimming with warming character features, such as exposed beams and fireplaces.

The internal accommodation is arranged over two levels, and briefly comprises; entrance hall, spacious dual-aspect dining room with charming open-fire place and bay-window, farmhouse style galley kitchen with Rayburn, and large triple aspect sitting room with wonderful inglenook fireplace and 'imitation log-burner' gas fire.

To the first floor are the two / three double bedrooms, two of which benefit from fitted wardrobes, and the family bathroom. A highlight of the first floor are the exceptional far-reaching views over agricultural land.

Externally the property sits on a generous plot, with complete wrap-around gardens. The mature and established grounds consist of lawn, patio and wooded areas.

Offered with No Onward Chain.

Please Note: A new ridge and valley was applied to the roof in 2024.

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 Oil, Electricity and Water.

Septic Tank

Oil Fired Central Heating

EPC Rating; F



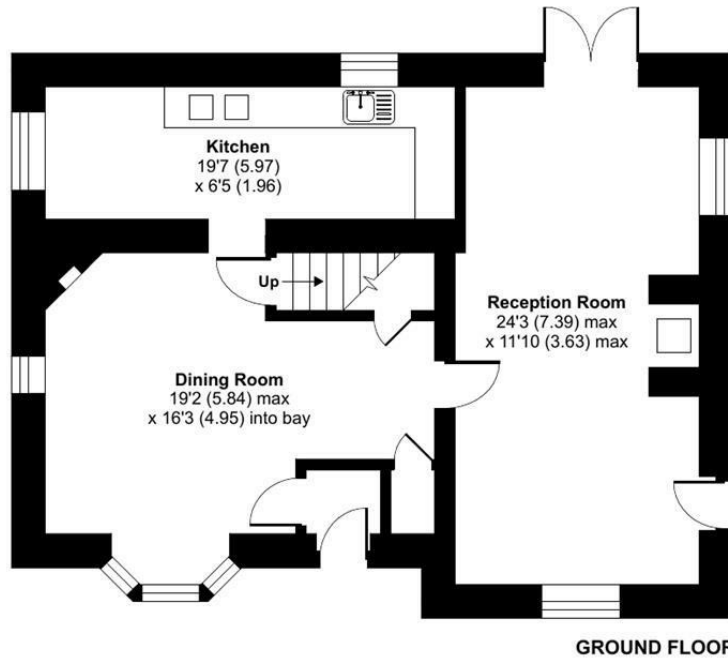
Back Lane, Sandy Lane, Chippenham, SN15

Approximate Area = 1136 sq ft / 105.5 sq m

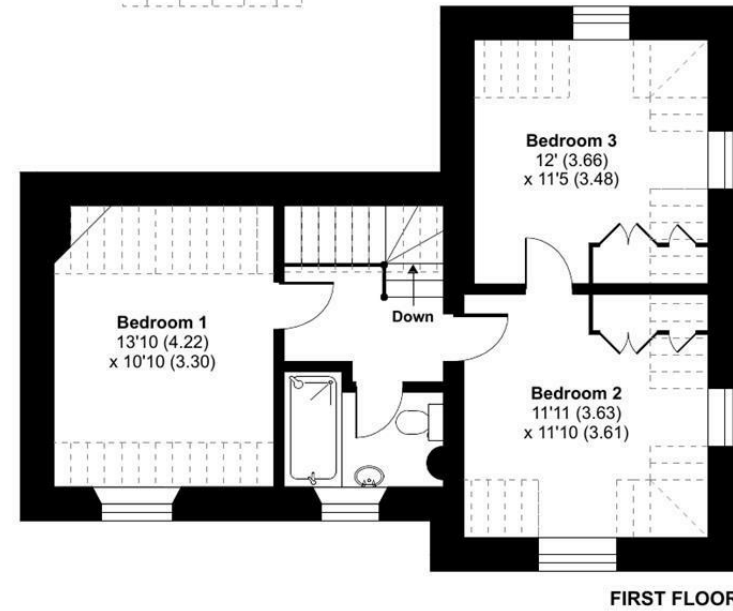
Limited Use Area(s) = 182 sq ft / 16.9 sq m

Total = 1318 sq ft / 122.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Strakers. REF: 1112567

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.