



Wans North Cottage  
Sandy Lane





# Wans North Cottage Sandy Lane SN15 2QB

A charming detached period cottage of great character located in the picturesque hamlet of Sandy Lane

- Recently Re-Thatched Picturesque Hamlet •
- Potential To Extend • Full Of Charm & Character •
- Kitchen Dining Room • Sitting Room • 2 Bedrooms •
- Stone Outbuildings • Mature Gardens • Parking •

Price Guide £340,000



### Description

A charming detached period cottage of great character located in the picturesque hamlet of Sandy Lane. The property is well presented throughout, having been recently decorated and has the benefit of a recently re-thatched roof. Internally, features include an Inglenook fireplace, bread oven and exposed timbering. The accommodation includes a triple aspect sitting room with wood burning stove, central dining room opening through to the kitchen and downstairs bathroom. Upstairs, there are two double bedrooms. There is a recently lapsed planning permission for an extension to the ground floor. Details are available via [Wiltshire.gov.uk](http://Wiltshire.gov.uk) under Planning No: N/11/01535/FUL. The property sits in enviable gardens on all side laid mainly to lawn, with 2 useful stone outbuildings. There is a driveway to the rear of the property providing off-street parking and gated access to the garden.

### Situation

Sandy Lane is a pretty hamlet full of period thatched cottages and a quaint village pub, situated between the market towns of Devizes and Chippenham and neighboring Bowood Estate & Countryclub. Local amenities are available in the neighbouring villages of Bromham, Derry Hill and the National Trust village of Lacock. North Wiltshire is very commutable with excellent road communications providing easy access to the major employment centres of Bristol and Swindon and, via the M4 (J17), London and the West Country. Chippenham provides a mainline station into London Paddington. There is a good choice of both state and private schooling in the area and those with an interest in country and leisure pursuits are well catered for in the region.

### Directions

From Chippenham proceed in an easterly direction on the A4 towards Calne and at the bottom of Derry Hill turn right onto the A342 towards Devizes. Continue on this road through Sandy Lane and just before you leave Sandy Lane take turn left into Back Lane. The property is located on the left hand side on the junction of Back Lane and Sandy Lane.

Parking is at the rear of the property via a shared driveway.

### Services & Council Tax

Council Tax Band E



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 representations 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.

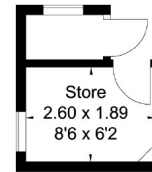
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



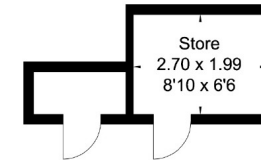
Approximate Gross Internal Area = 83 sq m / 893 sq ft

Store = 14 sq m / 151 sq ft

Total = 97 sq m / 1044 sq ft



Store




(Not Shown In Actual Location / Orientation)

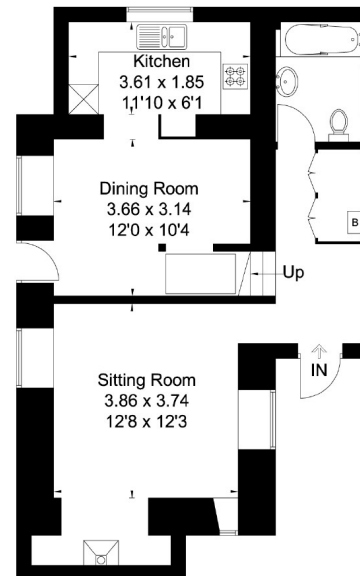
Store



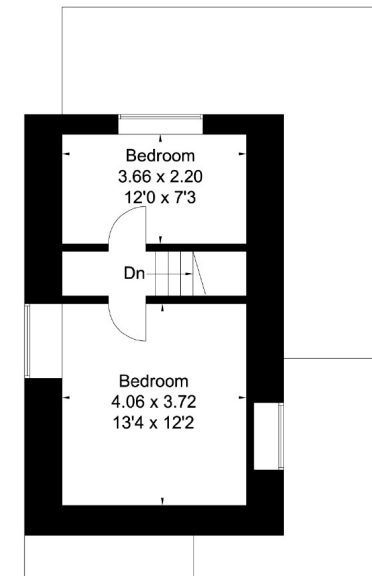
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**strakers.co.uk**

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

FLOORPLANZ © 2014 0845 6344080 Ref: 129350

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

■ Chippenham

■ Corsham

■ Marlborough

■ Malmesbury

■ Royal Wootton Bassett

■ Devizes

■ Swindon

■ North Swindon