



📍 1 The Green, Dauntsey, Wiltshire, SN15 4HY

🏠 Guide Price £535,000

An immaculately presented five bedroom semi-detached family home set in a popular village setting.

- 1930's Semi-Detached Family Home
- Extended Accommodation
- Five Bedrooms
- Open Plan Kitchen/Family Room
- Sitting Room
- Dining Room
- Bathroom & En-Suite Shower Room
- Countryside Views
- Large Garden with Paved Patio & Ample Off Road Parking
- Energy Efficient Home with Solar Panels and Air Source Heat Pump

🏡 Freehold

🌿 EPC Rating A



A magnificent extended 1930's semi-detached family home refurbished to an exceptionally high standard, providing spacious and comfortable accommodation arranged over two floors. The current owners have taken care to improve the energy performance of the cottage with an air source heat pump alongside the pre-existing solar panels. On the ground floor; a welcoming entrance porch opens to the impressive hallway with a staircase leading to the first floor. Double doors lead to a dual aspect sitting room with patio doors opening to the rear garden. A stunning kitchen/family room is fitted with contemporary wall and base units complimented by solid oak worktops, leading through to the impressive dining room with built-in storage cupboards and patio doors open to the garden. Further to this is a useful utility/cloakroom. The first floor boasts five bedrooms, the main with an en-suite shower room, and the second with beautiful views to the rear over open countryside, along with a family bathroom. Externally the cottage stands on a generous plot with a broad frontage providing ample off road parking on a large gravelled driveway. The rear garden enjoys stunning views from the rear over a paddock with an expanse of lawn and a paved patio seating area.

#### **Situation**

The small village of Dauntsey is located just north of the M4 motorway, some five miles from Malmesbury. It has its own primary school and a wonderful farm shop providing a huge range of both essential and speciality grocery items sourced from the local area and from further afield. There are ample opportunities for walking and riding in the surrounding countryside. The towns of Malmesbury, Chippenham and Royal Wootton Bassett provide comprehensive facilities and services, whilst the nearby village of Great Somerford has a late opening store incorporating a Post Office. The property is conveniently located for access to the M4 motorway, and also for the major commercial centres of Swindon, Bristol and Bath. Mainline railway services are available from Chippenham and Swindon connecting with London Paddington in approximately 1 hour.

#### **Property Information**

Council Tax Band; D

Freehold

Mains electricity, water and drainage.

Central Heating: Air Source Heat Pump.

Solar Panels - Leased.

EPC - Current: 104 Potential: 107

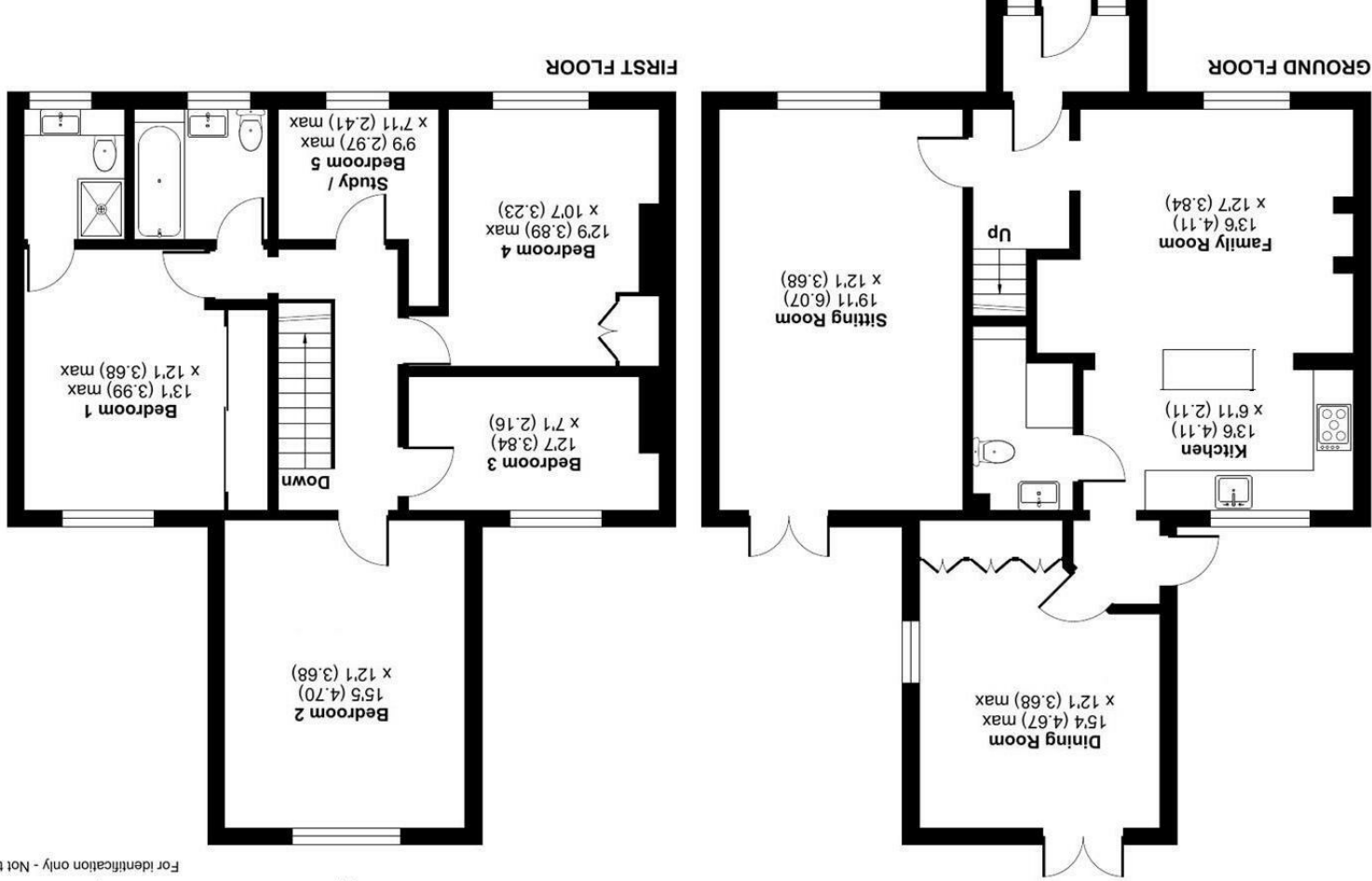
N.b - Please note the property flooded in October 2023. Please speak to the agent to discuss further.




# Dauntsey, Chippenham, SN15

Approximate Area = 1676 sq ft / 155.7 sq m

For identification only - Not to scale



 RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMSZ Residential). © ntlhcom 2024.  
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