



Pond Cottage Lower Stanton St. Quintin  
Chippenham

GOODMAN WARREN BECK

# Pond Cottage Lower Stanton St. Quintin,

Chippenham SN14 6DP

An attractive and significantly improved semi detached cottage beautifully presented throughout and situated in this sought after village offering easy access to a wide range of amenities. The impressive ground floor accommodation offers two generous reception rooms, a quality handmade refitted kitchen with an extensive range of units, built-in appliances and granite work surfaces which in turn opens into a garden room with two sets of French doors to the garden. There is also a cloakroom, quality bathroom with separate shower, inner lobby with access to the garage and workshop offering scope to convert to an additional room/bedroom. The first floor offers a master bedroom with en-suite shower room and two further bedrooms. To the rear is a beautifully tended garden backing onto open fields with well stocked beds and borders, two outhouses and a greenhouse. To the front is a driveway providing off road parking leading to the double garage.

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Price Guide £575,000

## Situation

The village of Stanton St Quinton lies midway between the historic towns of Malmesbury and Chippenham and c.1 mile from M4 J.17 providing swift access to the larger centres of Swindon, Bath and Bristol. There is a primary school, country house hotel/restaurant in Stanton St Quintin as well as a petrol station/shop on the main road close by. There are numerous walkways and open countryside surrounding the area. A mainline rail station is also available in Chippenham.

## Accommodation Comprising:

Composite entrance door to:

## Sitting Room

Three uPVC double glazed windows to front with window seat. Cast iron woodburning stove with oak beam over. Tiled floor. Opening to inner hall. Doorway to:

## Dining Room

Two uPVC double glazed windows to front. Door to front. Tiled floor. Feature stone fireplace with Oak beam and inset cast iron wood burning stove. Exposed stone walls. Glazed oak double doors to Garden Room. Doorway to:

## Kitchen/Breakfast Room

uPVC double glazed window to front. Vaulted ceiling with two skylights. Tiled floor. Extensive range of hadn made drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Granite work surfaces with matching upstands and undermounted twin ceramic sink unit with swan neck mixer tap. Aga. Built-in induction hob with extractor over and microwave oven. Integrated fridge/freezer, dishwasher and washing machine. Open plan through to:

## Garden Room

Glass roof. Two sets of uPVC double glazed French doors with glazed side

panels opening into the garden. Tiled floor with underfloor heating. Spotlights. Door to cloakroom and side lobby.

## Cloakroom

Vanity wash basin with chrome mixer tap, tiled splashback and cupboard under. Close coupled WC. Tiled floor. Spotlight. Extractor.

## Side Lobby

Wall mounted cupboard. Door to Garage. Door to Workshop.

## Inner Hall

Stairs to first floor with cupboard under. Door to:

## Bathroom

Obscure uPVC double glazed window to rear. Skylight. Ladder radiator. Panelled bath. Separate walk-in shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC. Tiling to principal areas. Tiled floor. Spotlights. Extractor.

## First Floor Landing

Double glazed window to rear. Exposed beams. Doors to:

## Master Bedroom

Double glazed window to front. Two double glazed windows to rear. Radiator.

## En-Suite Shower Room

Double glazed window to front. Ladder radiator. Walk in shower cubicle. Vanity wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Tiled floor.

## Bedroom Two

Double glazed window to front. Radiator. Feature fireplace. Exposed beams.

## Bedroom Three

Double glazed window to front. Radiator.

## Outside

### Front Garden

The front of the property is enclosed by a dry stone wall with gated access. Planted with mature shrubs. Gravel area with stepping stones leading to the door into the garden area. Hardstanding parking area leading to the garage.

### Garage

Up and over door. High level window to side. Eaves storage. Power points. Personal door to rear.

### Workshop

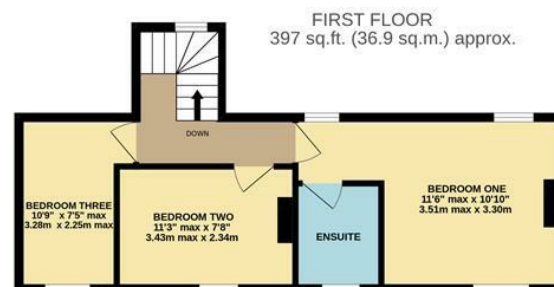
Skylight. Window to side. Power and light.

### Rear Garden

A generous well stocked garden backing onto open fields with views beyond. Full width gravelled area and steps upto lawn beyond with a range of beds and borders. Stone built garden store with tiled roof. Greenhouse.

## Directions

Take the A350 from Chippenham towards M4 J.17. Proceed over the motorway towards Malmesbury. After c.1 mile take the right turn into Seagry Road, Lower Stanton St Quintin. Follow the road round to the right and the property will be found on the right hand side.



TOTAL FLOOR AREA: 1702 sq.ft. (158.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: E

Tenure: Freehold

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