



22 St. James, Dauntsey  
Chippenham

GOODMAN WARREN BECK



# 22 St. James, Dauntsey, Chippenham SN15 4HJ

OPEN HOUSE - SATURDAY 26th from 10am to 1pm, please to call to confirm your attendance. NO ONWARD CHAIN! This much loved family home in the desirable village of Dauntsey with countryside views and gated driveway with ample parking and detached garage. Set on a generous plot the property the property has just been reroofed but is in need of some modernisation and also offers the opportunity for extension subject to the necessary consents. The accommodation on the ground floor has an entrance porch leading into kitchen/dining room, utility room with WC, and a bay fronted sitting room stepping into a garden room with patio doors leading into the garden. The first floor has the main and another double bedroom both looking over the front of the property with a smaller third bedroom looking over the rear and a fully tiled bathroom. To the rear is an enclosed garden with paved and patio areas, lawn and mature trees.

## 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, local farm shop and ample opportunities for walking and riding in the surrounding countryside. The towns of Malmesbury, Wootton Bassett and Chippenham provide comprehensive facilities and services, whilst the nearby village of Great Somerford has a late opening store and a post office. The property is well located for access to the M4 motorway, and also for the major commercial centres of Swindon and Bath. Mainline railway services are available from Chippenham, and connect with London Paddington in just over an hour.

## ACCOMMODATION COMPRISES

### ENTRANCE PORCH

Wooden entrance door. Single glazed windows to both sides. Obscured glazed wooden door to

### KITCHEN/DINING ROOM

Small double glazed window to front. Double glazed window to rear. Stainless steel single sink unit with cupboard base unit under. Rolled edge worksurfaces with drawer and cupboard base units under. Wall mounted cupboards. space for freestanding cooker. wood burning stove, door to

### UTILITY/CLOAKROOM

Small cloakroom with Low level WC. Hand wash basin. Double glazed window and obscured double glazed door to rear garden

### SITTING ROOM

Double glazed bay window to front. Feature fireplace. Television and Telephone point. Red brick archway to

### GARDEN ROOM

Double glazed window to side. Double glazed window and door to rear garden.

### STAIRS TO

### FIRST FLOOR LANDING

Double glazed window to rear.

### BEDROOM ONE

Double glazed window to front.

### BEDROOM TWO

Double glazed window to front.

### BEDROOM THREE

Double glazed window to rear.

### BATHROOM

Double glazed window to rear. Vanity wash basin.

## GOODMAN WARREN BECK

64 Market Place

Chippenham, Wiltshire SN15 3HG

Tel 01249 444449 | Fax 01249 448989

Email [info@goodmanwb.co.uk](mailto:info@goodmanwb.co.uk)

£250,000

Low level WC. Panelled bath. Tiled shower cubicle. Tiled throughout.

### CUPBOARD

### OUTSIDE

### FRONT GARDEN

The property is set back with a gated driveway and ample parking. Mature hedges and trees to front and sides Detached garage. Side Access to

### GARAGE

Up and over door.


### REAR GARDEN

Mature garden enclosed by wall and fence. Patio and graveled areas with apple trees. Shed and Greenhouse.

### DIRECTIONS

From Chippenham take the B4069 towards Sutton Benger, proceed through the village and pass Christian Malford. Just before reaching Dauntsey Lock turn left signposted to Dauntsey. The property will be found on the left hand side just a short distance down this road.

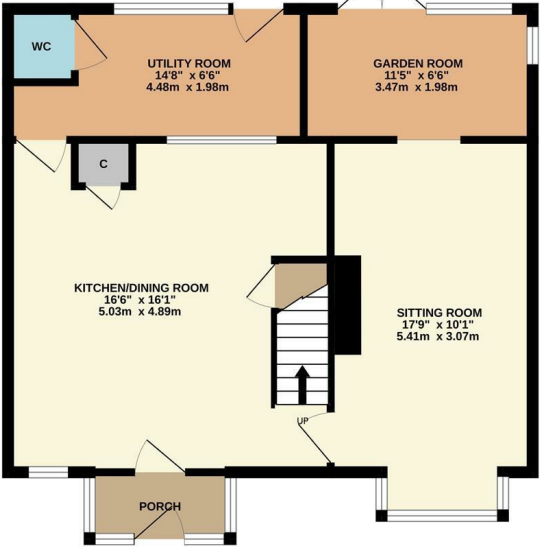
ENERGY PERFORMANCE GRAPHS

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: C

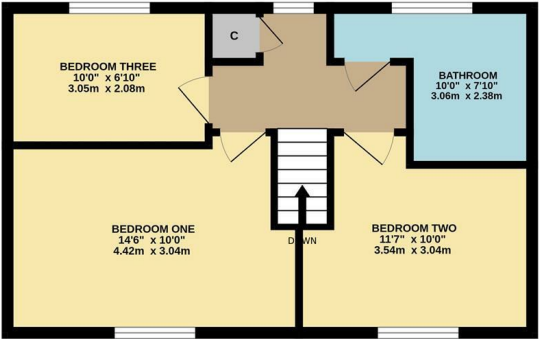
Tenure: Freehold

GROUND FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.8 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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FIRST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.

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 to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)



