





South Barn Sodom Lane, Dauntsey, SN15 4JA

SIMPLY STUNNING! A much improved and beautifully presented Grade II curtilage barn conversion situated adjacent to countryside and finished to a superb, quality specification throughout. The property offers a wealth of character with exposed beams, stone and wooden floors, wooden latch doors, a feature fireplace and vaulted ceilings with exposed beams. The living accommodation comprises of an entrance hall, a delightful refitted kitchen/dining room with an extensive range of units, integrated appliances and granite worksurfaces incorporating a breakfast bar, a useful utility and an impressive c. 26' dual aspect sitting room with stone fireplace housing a cast iron wood burning stove. The bedrooms are divided either side of the living space with one side having a lovely master bedroom with French doors, full height windows overlooking the rear garden and a refitted en-suite shower and a further double bedroom with another quality refitted en-suite bathroom. To the other side is an inner hallway, two further bedrooms and the main refitted bathroom which has the benefit of a bath and separate shower. To the front is an enclosed garden enjoying a good degree of privacy with lawn, well stocked borders and seating area. To the rear is a low maintenance enclosed garden enclosed by dry stone walling with various seating areas. There is a parking area with space for four vehicles with an area of vegetable garden with potting shed and a 'wildlife area'. Other benefits also include double glazing, underfloor heating throughout, a recently replaced boiler and updated consumer unit.

Situation

Dauntsey is a pleasant rural area situated approximately mid-way between Chippenham and Swindon. Great Somerford village is approximately 2 miles and offers basic amenities in the way of local shop, post office and public house. Historic Malmesbury is approximately 6 miles away and provides a more comprehensive range of amenities and schooling. The area is also conveniently located for access to several major centres; Swindon, Chippenham, Bath and Bristol. Chippenham and Swindon have mainline train stations and the M4 motorway can be accessed at J.16 eastbound and J.17 westbound.

Reception Hall

Multi glazed entrance door. Flagstone flooring with under floor heating. Double glazed door to garden. Exposed beams. Ceiling spotlights. Airing cupboard housing replacement Worcester boiler (2024). Door to:

Refitted Kitchen/Dining Room

Double glazed window to rear. Double glazed French doors and side panel to side. Flagstone flooring with underfloor heating. Range of attractive drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Granite work surfaces with matching upstands, tiled splash backs and inset ceramic one and a half bowl single drainer with mixer tap. Breakfast bar. 'Rangemaster' electric oven with extractor hood over. Integrated dishwasher, fridge and full height freezer. Inset spotlights. Useful eaves storage. Door to sitting room and door to:

Utility Room

Flagstone flooring with underfloor heating. Exposed beams. Inset spotlights. Space and plumbing for washing machine. Space for further appliances. Fitted shelving.

Sitting Room

Double glazed doors and window to rear. Double glazed door to front. Vaulted ceiling with exposed beams and storage area. Inset spotlights. Attractive fireplace with stone surround and hearth and inset cast iron wood burning stove. Wood flooring with underfloor heating. Television and telephone points. Door to inner hall.

Master Bedroom

Double glazed door and windows to rear. Vaulted ceiling with exposed beams. Inset spotlights. Television and telephone points. Wood flooring with under floor heating. Wood panelling. Door to:

Front Garden

Enclosed by dry stone walling and high wooden fencing affording a good degree of privacy. Two lawn areas with apple tree and well stocked flower and shrub borders. Circular paved seating area. Brick paved pathway leading to front door and seating area. Outside power points and water tap. Greenhouse.

Rear Garden

Fully enclosed by dry stone walling. Low maintenance with three paved seating areas, sleepers creating raised beds and well stocked flower and shrub borders. Outside tap. Power points. Plastic garden shed.

Parking

There is a parking area providing off road parking for four vehicles.

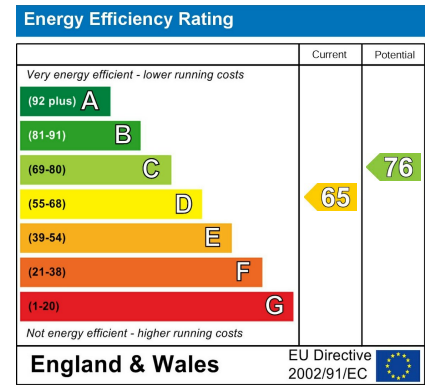
Vegetable Garden

Area of vegetable garden and wildlife garden with potting shed. Oil tank and sewage treatment plant.

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. Proceed along this road and turn right into Sodom Lane just before the motorway. Take the first turning on the right and bear right into the gravelled parking area.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

GOODMAN WARREN BECK

64 Market Place  
Chippenham, Wiltshire SN15 3HG  
Tel 01249 444449 | Fax 01249 448989  
Email info@goodmanwb.co.uk

£650,000

Refitted En-Suite Shower Room

Double glazed skylight. Tiled flooring with underfloor heating. Fully tiled shower cubicle. Wash basin set on vanity unit with chrome mixer tap. Low level WC. Bluetooth mirrored cabinet with light and electric shaver point. Extractor. Spotlights. Tiling to half height.

Bedroom Two

Double glazed French doors to front. Double glazed skylight. Vaulted ceiling with exposed beams. Wood flooring with underfloor heating. Television and telephone point.

Refitted En-Suite Bathroom

Double glazed skylight. Tiled flooring with underfloor heating. Feature ball and claw foot slipper bath with chrome mixer tap and shower attachment. Wash basin set on vanity unit with chrome mixer tap. Low level WC. Mirrored cabinet with light. Extractor. Inset spotlights. Tiling to half height.

Inner Hall

Wood flooring with underfloor heating. Inset spotlights. Doors to:

Bedroom Three

Double glazed door and windows to rear. Part vaulted ceiling with exposed beams. Wood flooring with underfloor heating. Inset spotlights. Loft storage area. Television point.

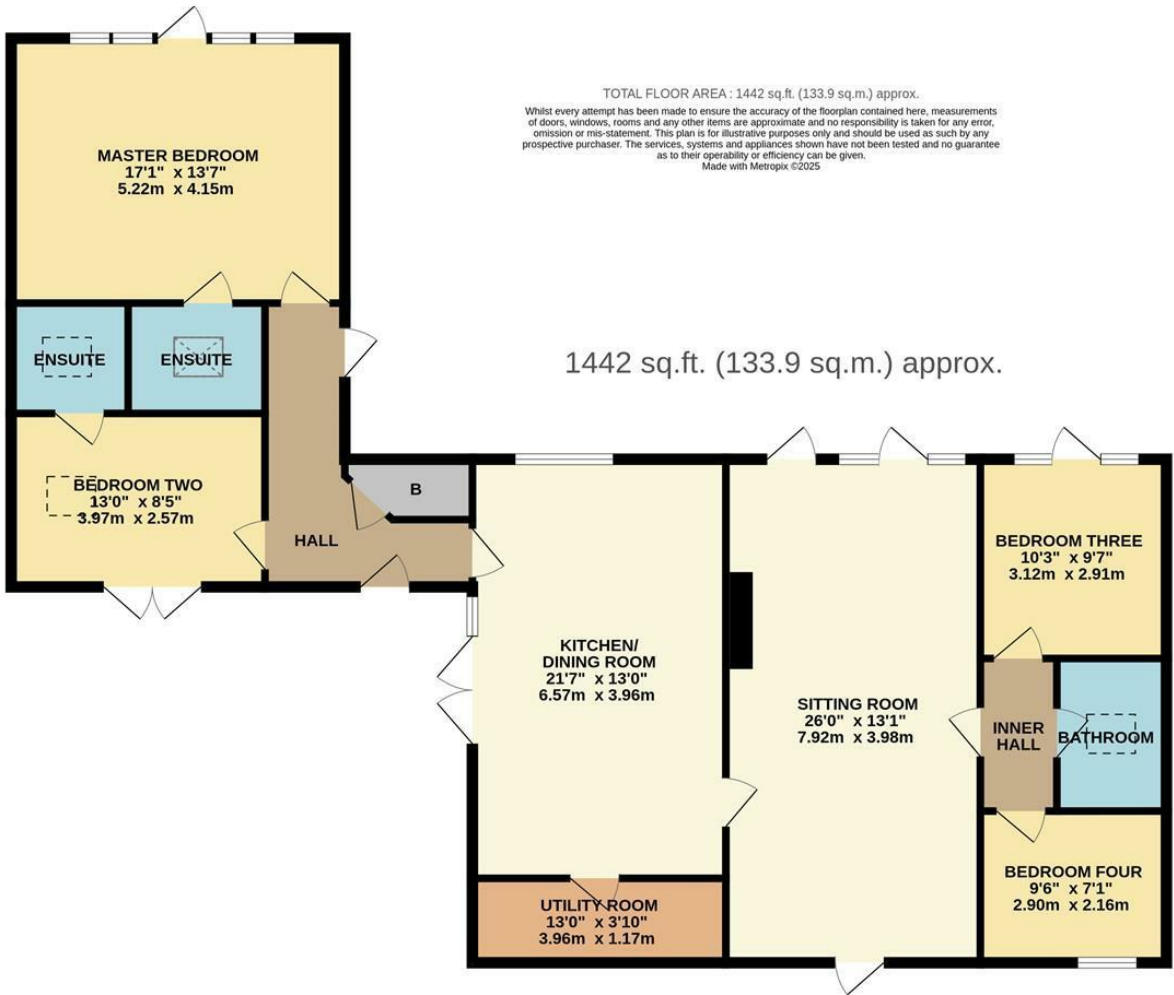
Bedroom Four

Double glazed window to front. Exposed beams. Wood flooring with underfloor heating. Inset spotlights. Telephone point.

Refitted Bathroom

Double glazed skylight. Exposed beams. Tiled flooring with underfloor heating. Bath with chrome mixer tap and shower attachment. Corner shower cubicle. Wash basin set on vanity unit with chrome mixer tap. High level WC. Tiled to principal areas. Extractor. Inset spotlights. Mirrored cabinet with light and electric shaver point.

Outside



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)