





50A Stanton St. Quintin, Chippenham, SN14 6DQ

A stunning five bedroom detached bungalow located within the village of Stanton St. Quintin, providing convenient access to the M4 and a wide range of amenities. This property is extended and much improved and now offers flexible accommodation approaching c.2,500 sq ft in total. Beautifully presented and maintained throughout offering a welcoming reception hall, an impressive open plan living space with fireplace and dining area with two roof lanterns and two sets of bi-fold doors to garden, separate study, kitchen and utility room. There is then a large master bedroom with fitted wardrobes and an en-suite shower, four more double bedrooms, two of which benefit from en-suite shower rooms and a family bathroom with bath and separate shower. The property enjoys a generous frontage with mature hedgerow offering a good degree of privacy and driveway offering ample off road parking. To the rear is a good size enclosed with large patio area, lawn and barbecue hut/area.

**Situation**  
The village of Stanton St Quintin is situated equidistance between the market towns of Malmesbury and Chippenham. The village has a primary school, hotel/restaurant and Norman church, whilst numerous countryside walks surround the area. A convenience store is located just a mile away. Both Malmesbury and Chippenham are within a 10-minute drive and have a comprehensive range of facilities plus secondary schools. The village is conveniently located for access to Chippenham railway station and Junction 17 of the M4 motorway providing easy access to Bath, Bristol, Swindon and London. There is a regular bus service to Chippenham, Malmesbury and Swindon.

**Accommodation Comprising**  
Entrance door and obscure double glazed side panel to:

**Reception Hall**  
Radiator. Tiled floor. Access to roof space. Spotlights. Fitted cupboard.

**Sitting Room**  
Double glazed window to rear. Fireplace with cast iron wood burner and stone hearth. Radiator. Four wall lights. Coving. Wood flooring. Kitchenette area fitted with a range of drawer and cupboard base units and matching wall mounted cupboards, fridge/freezer, larder cupboard, travertine tiled floor, spotlights and coving.

**Dining Room**  
Two sets of bi-fold doors to the garden. Two roof lanterns. Double glazed window to side. Spotlights. Stone tiled floor. Door to:

**Study**  
Double glazed window to side. Radiator. Coving.

**Kitchen**  
Double glazed window to front. Extensive range of drawer and cupboard base units, tall cupboard and wall mounted units. Solid wood worksurfaces with matching upstands and twin

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Price Guide £825,000

ceramic sink unit with chrome mixer tap. Two integrated dishwashers. Built-in eye level double oven. Built-in halogen hob and extractor over. Breakfast bar. Space for fridge. Spotlights. Tiled floor with underfloor heating. Multi glazed door to:

**Utility Room**  
Double glazed window to side. Tiled floor. Cupboard base unit with worksurface and one and a half bowl ceramic sink unit with chrome mixer tap. Space and plumbing for washing machine. Space for tumble drier. Further appliance space. Door to store room.

**Master Bedroom**  
Double glazed French doors and side panel to front. Full width fitted wardrobes. Under floor heating. Spotlights. Door to:

**En-Suite Shower Room**  
Ladder radiator. Large walk-in shower. Counter top wash basin with chrome mixer tap. Close coupled WC. Fully tiled walls. Tiled floor with under floor heating. Spotlights. Extractor.

**Bedroom Two**  
Double glazed window to rear. Under floor heating . Doors to:

**En-Suite Shower Room**  
Obscure double glazed window to side. Ladder radiator. Walk-in fully tiled shower cubicle. Wall hung wash basin with chrome mixer tap and tiled splashback. Close coupled WC with concealed cistern. Tiling to principal areas. Tiled floor with underfloor heating. Shaver point. Spotlights. Extractor.

**Bedroom Three**  
Double glazed window to rear. Radiator. Full width fitted wardrobes. Door to:

**En-Suite Shower Room**  
Ladder radiator. Fully tiled shower cubicle. Vanity wash with chrome mixer tap and tiled splashback. Close coupled WC. Tiling to principal areas. Shower point. Tiled floor. Spotlights. Extractor.

**Bedroom Four**  
Double glazed window to front. Radiator.

**Bedroom Five**  
Double glazed window to front. Radiator.

**Outside**  
**Front Garden**  
The property has a good size garden to the front which is screened with hedging for privacy. There is a large driveway offering ample parking and two areas of lawn.

**Rear Garden**  
Good size enclosed garden. Large patio area with Indian sandstone paving. Laid to lawn beyond with shrubs. Barbecue hut/area. Three garden sheds.

**Store**  
Obscure double glazed window to side. Eaves storage. Boiler room.

**Directions**  
From Chippenham take the A350 towards J.17 of the M4. Proceed over the motorway signposted Malmesbury. After c.¼ mile turn left signposted Stanton St Quintin.

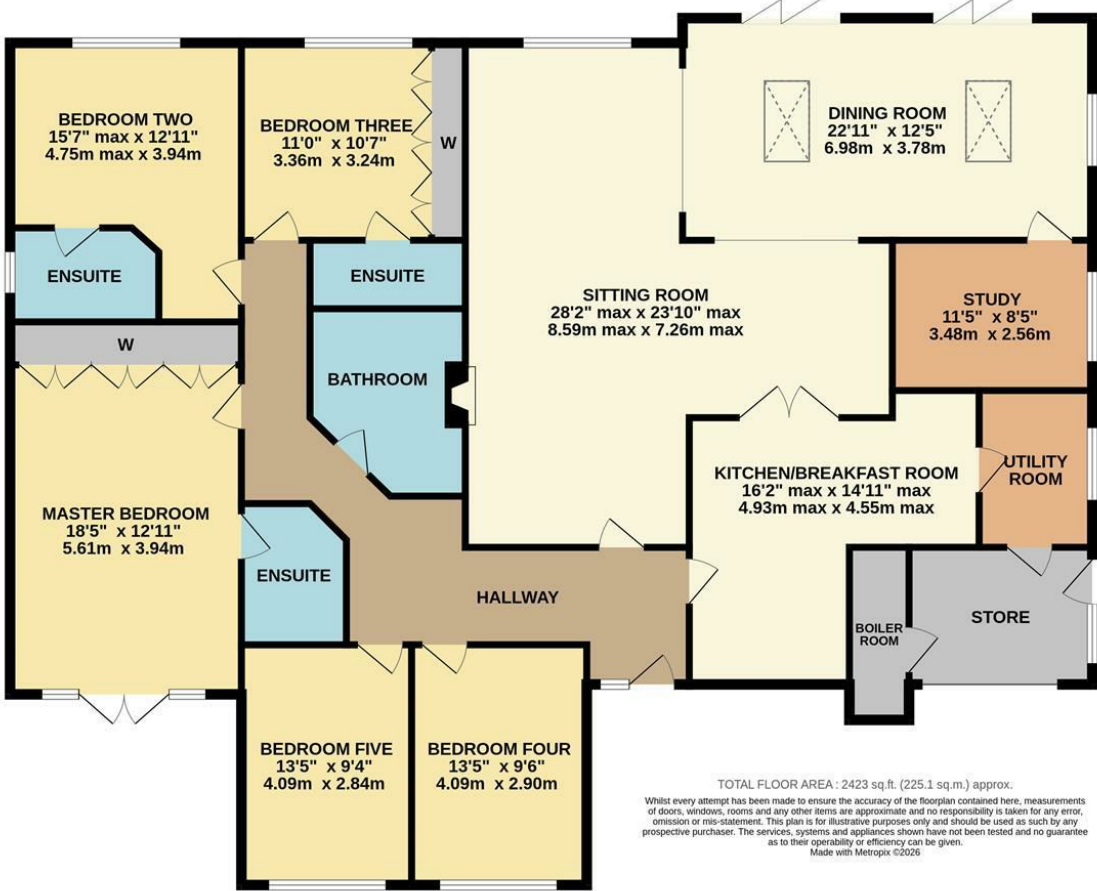
ENERGY PERFORMANCE GRAPHS

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

Council Tax Band: E

Tenure: Freehold

GROUND FLOOR  
2423 sq.ft. (225.1 sq.m.) approx.



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