



JAMES PYLE[®] & CO.



Orchard House, Court Gardens, Stanton St. Quintin, Wiltshire, SN14 6DF

Detached individual house
Newly upgraded interior
4 double bedrooms, 3 bathrooms
Stylish refitted kitchen/breakfast room
3 receptions plus conservatory
Large well-established plot of 0.33 acres
Double garage and ample gated parking
Garden studio with power and lighting



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Guide Price: £895,000

Approximately 2,269 sq.ft. excluding garage
and outbuilding

‘Set within a mature 0.33 acre plot behind a gated driveway,
this individual detached house has been recently improved
and upgraded’

The Property

Orchard House is an individually built and designed detached home set within a large plot of over a third of an acre. Built some 30 years ago, the property was constructed within the former orchard for Stanton Court occupying a well-established private position away from passing traffic. In recent years the property has been significantly upgraded with a new kitchen, bathrooms, carpets, external boiler, enhanced pressurised hot water system and underfloor heating installed in certain rooms. The property is well-proportioned throughout with the accommodation extending in all to a generous 2,269 sq.ft.

The ground floor consists primarily of three reception rooms and a large kitchen/breakfast room. The living room has a new contemporary style Stovax wood-burning stove. This principal area flows superbly with double doors opening to the dining room and sliding patio doors out to the garden. The stylish kitchen/breakfast room has been newly refitted centred around a breakfast bar with integrated appliances including a dishwasher, double oven, and hot water. There is a matching utility room off with rear access. Adjoining the kitchen, the conservatory overlooks the garden and is

suitable for all-year-round use warmed by a wood burning stove. There is a study and WC located off the entrance hall. The spacious first floor landing has built-in storage. There are three bathrooms, the family bathroom is fitted as a shower room whilst the two en-suites have been recently upgraded. There are four double bedrooms over the first floor, three of which with newly installed fitted wardrobes. The principal bedroom has been notably upgraded with an excellent dressing room style area offering an excellent range of storage. Underfloor heating warms the kitchen, utility room, and both en-suites.

Orchard House is set away from the cul-de-sac accessed over a drive through double timber gates opening to a large gravelled parking area at the front providing plenty of parking for numerous vehicles. In addition, there is a double garage with power and electricity. The large sunny gardens extend to around 1/3 acre and wrap around the rear and side of the house screened by mature trees and laid predominately to lawn with well-established flower beds and patio terrace. Within the garden, there is an excellent detached studio cabin which boasts power offering a versatile range of uses.



Situation

The village of Stanton St Quintin is situated equidistance between the market town of Malmesbury and the larger town of Chippenham. The village has a great sense of community with regular activities being ran at the village hall as well having a primary school, hotel/restaurant and Norman Church, whilst numerous countryside walks surround the area. There is a regular bus service from the village which runs from Malmesbury to Chippenham. Located just a mile away in Lower Stanton St Quintin is a garage with shop selling everyday essentials. The neighbouring larger village of Hullavington also has a primary school, shop/post office and pub whilst both Malmesbury and Chippenham are within a 10-minute drive and have a comprehensive range of facilities plus secondary schooling. The village is conveniently located for access to Junction 17 of the M4 motorway providing easy commute to London, Bristol, Bath, Reading and Swindon whilst Chippenham railway station has mainline services to London, Wales and the South West. Bristol Airport is a 45

minute drive away.

Tenure & Services

We understand the property is Freehold with oil fired central heating, mains drainage, water and electricity.

Directions

From Junction 17 off the M4, follow the A429 north towards Malmesbury and take the first left hand turn to Stanton St. Quintin. Enter the village and take the first left hand turn then immediately right into Court Gardens. Locate the drive to the property directly in front within the cul-de-sac. Postcode SN14 6DF. What3words: ///attitudes.tabs.glee

Local Authority

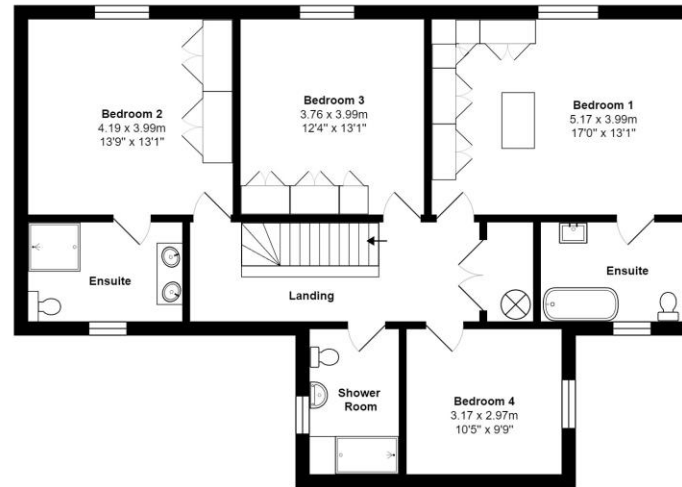
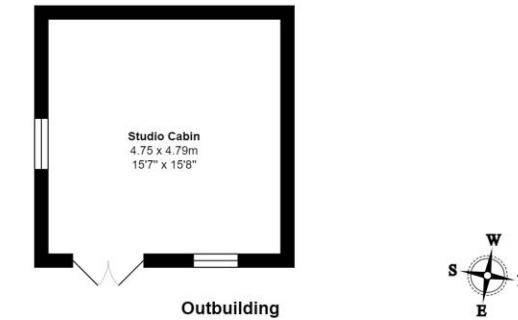
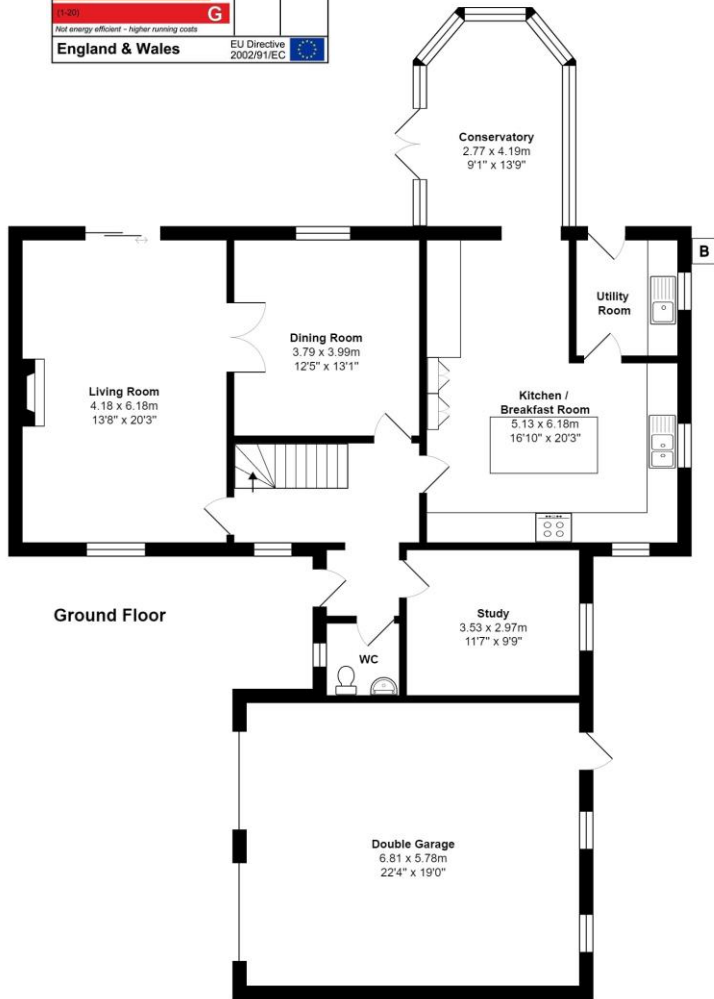
Wiltshire Council

Council Tax Band

G



Energy Efficiency Rating	
	Potential
Very energy efficient – lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	74
(39-54) E	56
(21-38) F	
(1-20) G	
Not energy efficient – higher running costs	
England & Wales	EU Directive 2002/91/EC



Main House Area: 2269 sq.ft.

Total Area: 272.9 m² ... 2937 ft²

All measurements are approximate and for display purposes only



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