



📍 Turnpike Cottage, Stanton St Quintin, Wiltshire, SN14 6AB

🔗 Offers In Excess Of £475,000

A spacious, well presented, three bedroom, three reception room, two bathroom, detached, period house which occupies a generous plot with mature gardens backing onto open fields, detached garage and ample driveway parking.

- Extended, Detached, Period House
- Three Bedrooms
- Three Reception Rooms
- Bathroom & Shower Room
- Conservatory/Sun Room
- Scope To Further Extend (STPP)
- Garage & Driveway Parking
- Large, Private Gardens Backing Onto Fields
- Edge Of Village/Semi Rural Location

🏡 Freehold

🏠 EPC Rating D



Turnpike Cottage is a spacious, well presented, detached, period house which occupies a generous plot with private, mature gardens to the side and rear backing onto open fields, detached garage and ample driveway parking.

The property offers versatile accommodation over two floors comprising; entrance porch, good sized sitting room with exposed floorboards, dining room with exposed floorboards and feature inglenook fireplace, garden room with French doors opening onto the garden, conservatory/sun room, kitchen/breakfast room, utility/rear lobby, ground floor bathroom with free standing bath, shower room, bedroom one with Velux window and built in cupboards and two further bedrooms (accessed via a second staircase).

Externally there is a small, enclosed garden to the front. To the side and rear of the property there are large, predominately lawned gardens with bushes and mature trees. The gardens enjoy a lovely outlook to the rear over open fields and a good deal of privacy.

Detached garage with double doors to front. Driveway parking for numerous vehicles.

#### **Situation**

The property is situated on the edge of the village of Stanton St Quintin which lies midway between the historic market towns of Malmesbury and Chippenham, conveniently located for the M4 motorway network giving access to London, Bristol, Bath and Swindon. The village has a primary school, country hotel/restaurant and Norman Church, whilst numerous walkways and open countryside surround the area. Nearby villages provide amenities including secondary schools at Malmesbury and Chippenham. Chippenham station provides mainline services to London Paddington, in approximately one and a half hours.

#### **Property Information**

Council Tax Band: - E

Freehold

Mains gas, electricity and water. Private drainage

Gas Fired Central Heating

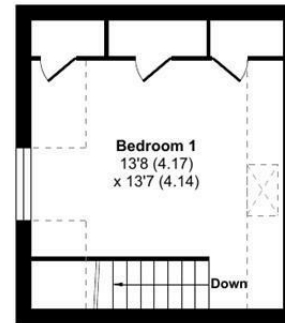
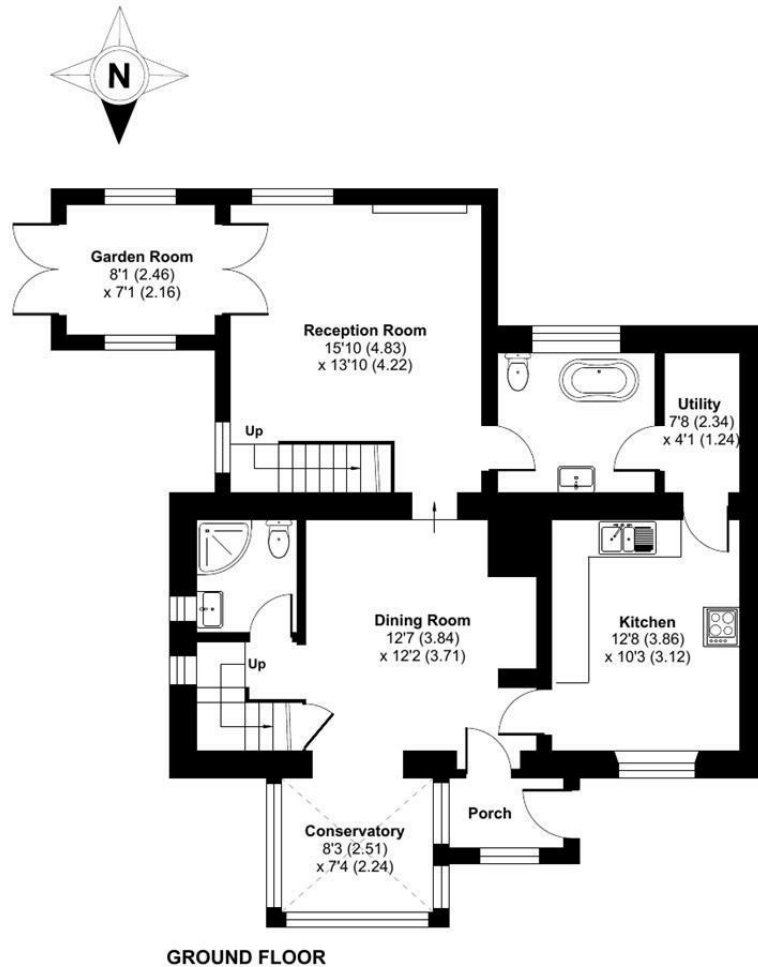
EPC Rating: - D



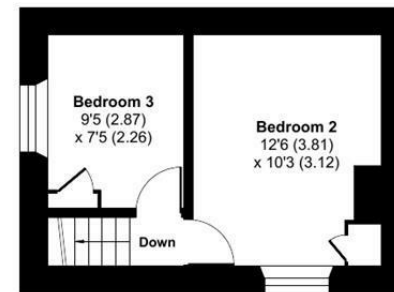
# Stanton St. Quintin, Chippenham, SN14

Approximate Area = 1320 sq ft / 122.6 sq m  
 Limited Use Area(s) = 56 sq ft / 5.2 sq m  
 Garage = 268 sq ft / 24.8 sq m  
 Total = 1644 sq ft / 152.6 sq m

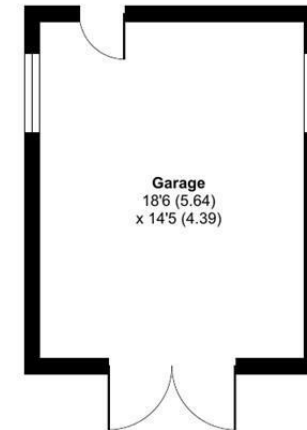
For identification only - Not to scale



FIRST FLOOR 2



FIRST FLOOR 1



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1129078

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 of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.