

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

Individual detached house  
Significantly improved throughout  
Fantastic 1/3 acre plot  
Energy efficient with PV panels  
4 double bedrooms, 3 bathrooms  
2 reception rooms and conservatory  
Beautiful kitchen/breakfast room  
Double garage and gated private parking  
Wraparound mature gardens  
Garden studio/home office



01666 840 886  
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 10927906

## Price Guide: £925,000

Approximately 2,269 sq.ft excluding garage and outbuilding

‘With a stunning interior and large 1/3 acre sunny gardens, this individual detached house has been significantly improved throughout’



### The Property

Orchard House offers an exceptional blend of modern upgrades and excellent proportions, set within a substantial plot of over a third of an acre in the charming village of Stanton St. Quintin. This individually designed detached home, built within the former orchard for Stanton Court, enjoys a private and well-established position, shielded from passing traffic. Recently upgraded with new double-glazed windows and solar PV panels equipped with a battery store, the property boasts an impressive EPC rating B, reflecting its enhanced energy efficiency. Internally, the accommodation has been beautifully updated throughout, including contemporary kitchen and bathrooms.

Filled with natural light from its sunny orientation, the property is generously proportioned, extending to 2,269 sq.ft. The ground floor principally comprises two reception rooms and a large kitchen/breakfast room. The living room features a contemporary Stovax wood-burning stove and double doors opening onto the garden. The stylish kitchen/breakfast room, finished with porcelain tiled flooring and benefiting from underfloor heating, is arranged around a breakfast bar and includes integrated appliances such as a

dishwasher and double oven. A matching utility room with rear access adjoins the kitchen. The conservatory, warmed by a wood-burning stove, serves as an all-year-round dining room with pleasant garden views. A versatile second reception room is currently utilised as a study. From the entrance hall, a superb boot room has been upgraded with ample built-in storage and integrated lighting, conveniently located beside a downstairs WC.

The spacious first-floor landing features built-in storage. There are three bathrooms on this level, including two en-suites and a newly fitted main family shower room. Four double bedrooms are situated on the first floor, three of which benefit from fitted wardrobes. The principal bedroom boasts an excellent dressing room area, providing extensive storage. Underfloor heating provides comfort in the kitchen, utility room, and both en-suites.

Orchard House is set back from the cul-de-sac, accessed via a driveway through double timber gates that open to a large gravelled parking area, providing ample space for numerous vehicles. A double garage with power benefits from new garage doors. The generous south-westerly gardens extend to approximately 1/3 acre, wrapping around

the rear and side of the house. These are predominantly laid to lawn with patio terraces, all screened by mature trees. Within the garden, an excellent detached studio cabin, complete with power, lighting, and heating, offers 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.

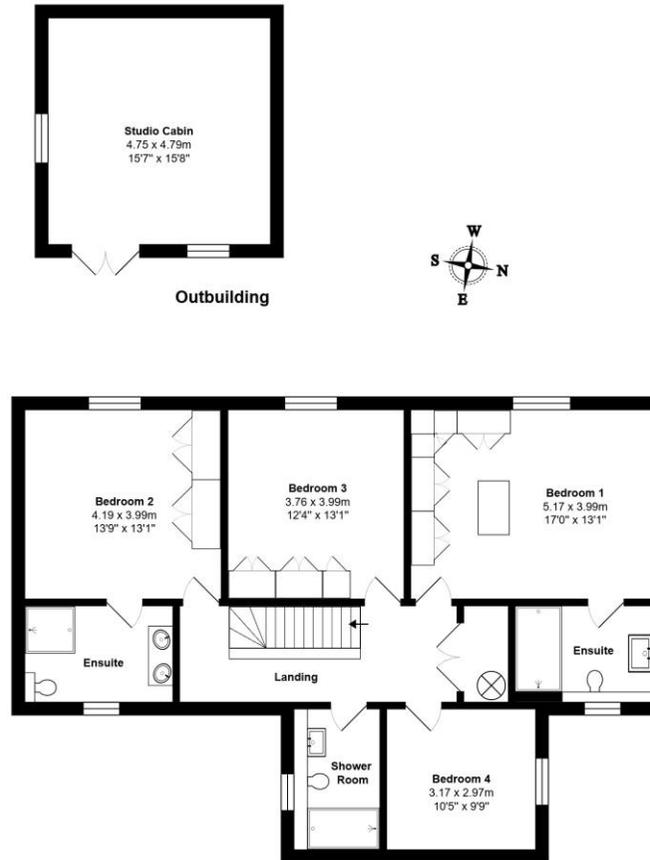
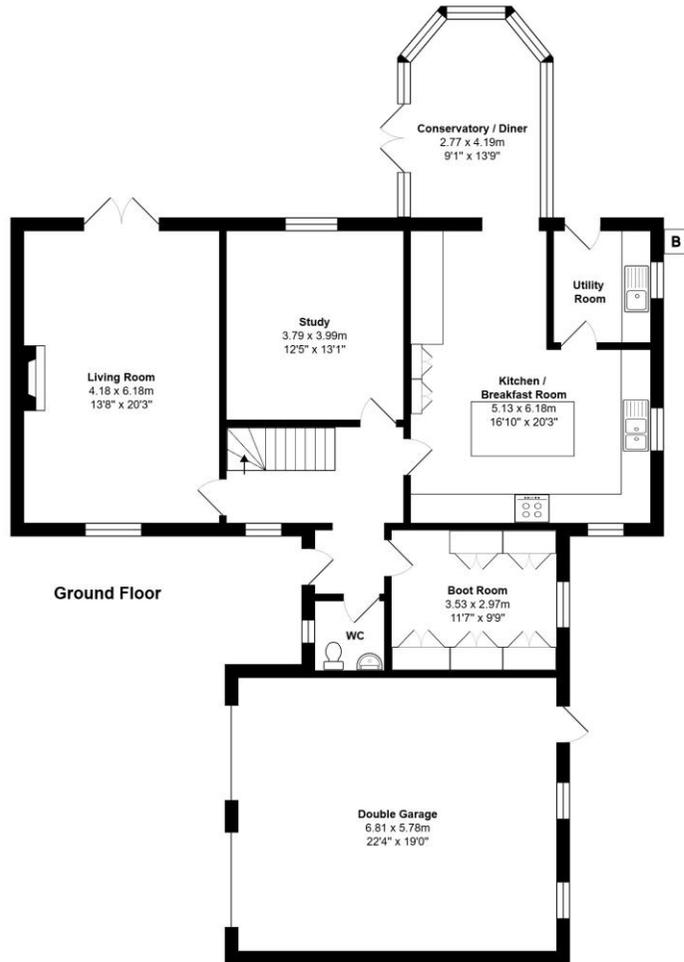
### Additional Information

The property is Freehold with oil-fired central heating, mains drainage, water and electricity. Plus 19 PV panels (9.1kWh) with batteries (16kW). Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. Wiltshire Council Tax Band G.

### 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





Main House Area: 2269 sq.ft.

Total Area: 272.9 m<sup>2</sup> ... 2937 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
A	(92 plus)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient – higher running costs			
England & Wales		84	86

EU Directive 2002/91/EC



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577