



**Connells**

Dauntsey Wharf  
Dauntsey Lock Chippenham



## Property Description

Surrounded by sweeping Wiltshire countryside, this stunning family home is set within the environs of the tranquil rural hamlet of Dauntsey Lock. The property offers an exceptional opportunity to complete and personalise a large ongoing extension, creating a truly impressive residence. The rural location of the property belies the excellent connections to nearby towns and amenities. The hamlet is known for its picturesque scenery, historic canal bridge and access to scenic walking and cycling routes, with the Wilts & Berks Canal adding to its charm.

The home sits proudly on a generously sized plot, offering privacy, outdoor space, and exciting potential for landscaping or further development. Inside, the accommodation begins with a lobby leading to a welcoming entrance hall leading to a study, sitting room, dining room, kitchen and utility, providing flexible and well planned ground floor living. Upstairs, the property features five good sized bedrooms and a family bathroom, ideal for a growing household.

The local area is rich in history and natural beauty, with Dauntsey Lock forming part of a wider parish known for its rolling fields, historic buildings, and peaceful walking routes across open countryside. Residents benefit from a strong sense of community with a local pub and easy access to nearby towns such as Malmesbury, Royal Wootton Bassett, and Chippenham—all within approximately six miles. For commuters, excellent road links are available, with swift access to the M4 motorway. Chippenham railway station, just six miles away connects with straight-through

trains to London or Bristol. This exceptional home offers the perfect balance of country living and convenience, with the added advantage of a major extension already underway – an outstanding opportunity to finish and create the dream family home in one of Wiltshire's most idyllic rural settings.

### Ground Floor

#### **Storm Porch**

With windows to both sides. Front door leading into the entrance lobby.

#### **Lobby**

Window to front. Door and window to Entrance Hall.

#### **Entrance Hall**

Door to Study and oak steps leading down to Sitting Room through double doors.

#### **Study**

Windows to front and side. Door to rear giving access to garden. Elm wood flooring. A large sized room that would be ideal for those who work from home. Would comfortably sit two people with ample room to work and to be able to close it off at the end of the working day, It could also be an ideal snug for reading or a children's play room.

#### **Sitting Room**

Three windows to side and a window to rear allowing the natural light to flood in and fill the room. Stunning feature open fireplace with exposed brick chimney breast and fire surround which immediately catches the eye and gives the feeling of warmth and comfort, an ideal place for the family to spend time together. Original exposed elm bresssummers. Door to Kitchen and door to Dining Room.

## **Kitchen**

This kitchen is within keeping with the style of the property. It has been fitted with a matching range of cherrywood base and wall units with complementary tiled work surfaces with inset sink and drainer. Integrated double oven and integrated hob with cooker hood over. Original bressummer. Plumbing for washing machine/dishwasher. Window to side and door opening to garden. Door to Dining Room.

## **Dining Room**

The dining room is again flooded with natural light with French doors and oak tri-fold shutters leading out to the garden and two windows to side, Space for a large table and chairs so the entire family can sit and enjoy dinner together under exposed oak bressummers. The oak stairs leading to the first floor commence in the dining room. Access to the utility room.

## **Utility Room**

Really useful space with ample storage, there is plumbing and space for washing machine and appliances. Door leading out to the garden at present, Access to the ground floor WC. Window to side with wash hand basin. Low level WC and window to front.

## **First Floor**

### **Landing**

Light landing with sky light allowing more light to flow in, to the right hand side are four bedrooms. To the left hand side an airing cupboard and substantial storage cupboards for linen / other with access through to loft storage. A short flight of oak stairs leading to the main bedroom and family bathroom.

### **Bedroom One**

Large light bedroom. Dual aspect windows to front and rear allow light to fill the room, with easy access to the main family bathroom just outside the main bedroom door. Access to large boarded loft space.

### **Bedroom Two**

Well proportioned bedroom with a window to side aspect. Original exposed elm bressummer.

### **Bedroom Three**

Good size bedroom with a window to side. Original exposed elm bressummer.

### **Bedroom Four**

With its dual aspect windows this room also fills with light. Useful built-in wardrobes with mirrored vanity unit. Original exposed elm bressummer.

### **Bedroom Five**

To add to the feeling of space, this well-proportioned bedroom has a vaulted ceiling with exposed purlins. Triple aspect with window to rear, two windows to side and window to front. An exceptional room in a truly wonderful family home.

### **Bathroom**

The bathroom is a great size with tiled walling and flooring. The bath is partially recessed and is a good size with heated mirror set into the wall tiling. A power shower with bi-fold shower screen is mounted above the bath. WC and wash hand basin complete the room with a window. Heated mirrors are also set into the tiling above the wash hand basin.

### **Outside**

This wonderful home is situated to the edge of the plot with a good size slightly sloped driveway to the front which has gated access. The garden envelopes around three sides of the property with a small stream between the garden and adjacent field running down the far right side of the property. There are a selection of mature trees and you can also see the beginning of the extension that has begun which will be a fantastic addition to the property offering about a further 100 square meters of living space including a double garage

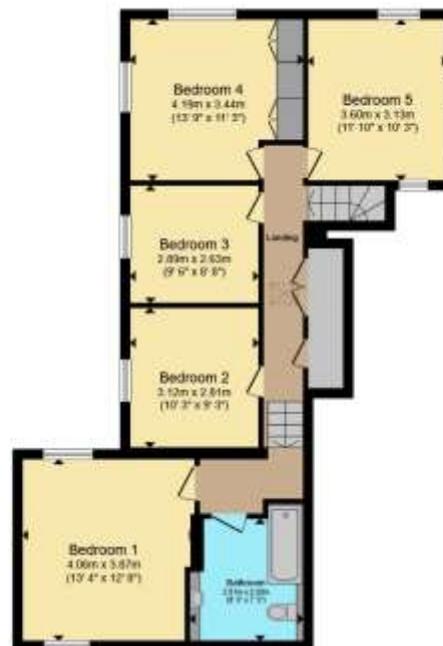








**Ground Floor**



**First Floor**

**Total floor area 186.4 m<sup>2</sup> (2,007 sq.ft.) approx**

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