



51 Dauntsey, Chippenham, Wiltshire, SN15 4HN

Substantial Victorian family house  
Thoroughly renovated, upgraded and extended  
4 bedrooms, 4 bathrooms  
3 reception rooms  
Impressive kitchen/family room  
Home office with en-suite  
Double garage with electric doors  
Good-sized private plot  
Edge of village location  
No chain



01666 840 886  
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £695,000**

Approximately 2,844 sq.ft including outbuilding



‘This Victorian semi-detached house has been the subject of an impressive and thorough renovation and large extension creating an excellent family sized house’

### The Property

This excellent family-sized semi-detached period house has been the subject of a comprehensive renovation and large rear extension. Formerly a Victorian farmworkers cottage, today the property provides very comfortable, well-appointed and generous accommodation. Having been thoroughly upgraded throughout, works carried out include a new heating system, plumbing, plastering, windows and all new fixtures, in addition to the large extension and the construction of new outbuildings.

The accommodation is ready to move into extending to over 2,240 sq.ft. On the ground floor, a central entrance hall leads to two reception rooms either side and a fashionable kitchen/family room. The living room features a characterful fireplace and is dual-aspect. The impressive kitchen/family room is flooded with natural light through a sky lantern and new wave doors flowing out to the garden.

The kitchen is well-equipped with a dishwasher, double oven, microwave, and induction hob. To the side, there is a versatile additional reception space as either a study or playroom, a downstairs shower room and a utility room with rear access. On the first floor, there are four double bedrooms, two with en-suite shower rooms, and a family bathroom.

The property is located on the outskirts of the village of Dauntsey down a no-through side lane and is set within a good-sized garden fully enclosed with timber fencing. There is plenty of private parking over a gravelled driveway to the front and side of the house. A substantial double garage is a fantastic addition with a home office at the rear complete with en-suite facility.

### Situation

Dauntsey is a small village surrounded by North Wiltshire countryside situated equidistance between Chippenham,

Malmesbury and Royal Wootton Bassett. The village has an excellent primary school within easy walking distance, chapel and a local farm shop whilst the neighbouring village of Great Somerford has a good range of amenities including a public house, shop and further primary school. The nearby towns of both Malmesbury and Chippenham offer a comprehensive range of amenities and facilities including excellent schooling. Dauntsey is conveniently located for access to the M4 providing an easy commute to Swindon, Bath, Bristol whilst Chippenham and Swindon have mainline rail stations with regular services to London.

### Additional Information

The property is Freehold with oil-fired central heating, underfloor heating across the ground floor and home office, solar panels, mains drainage, water and electricity. Superfast broadband is available and there are some limitations to mobile phone coverage.

Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band D.

### Directions

From the M4 Junction 17, follow B4122 towards Sutton Benger and take the left hand turn onto the B4069 continuing towards Sutton Benger. Pass through Sutton Benger and then Christian Malford. After a couple of miles, take the left hand turn towards Dauntsey. Turn onto the unsigned lane on the right hand side before Sodom Lane to locate the property on the right.

Postcode SN15 4HN

What3words: ///newsstand.additives.talents

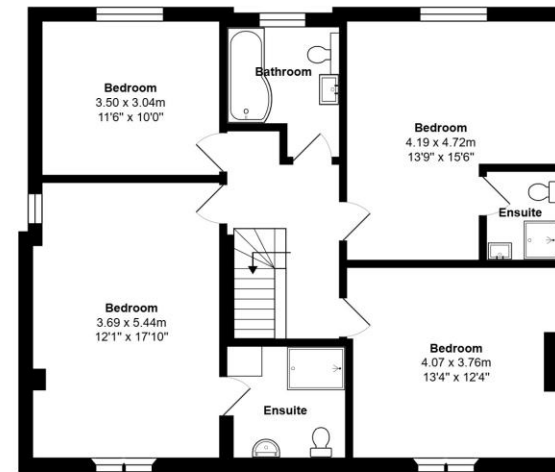
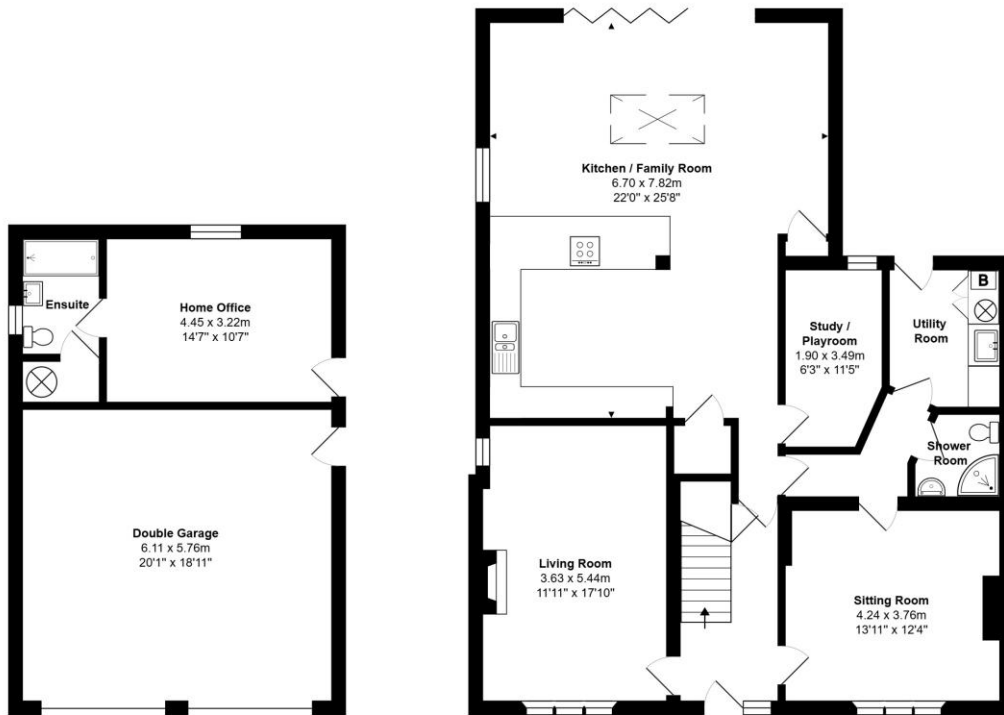




House Area: 208.3 m.sq. ... 2242 sq.ft.

Total Area: 264.2 m<sup>2</sup> ... 2844 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	77
(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			
England & Wales		EU Directive 2002/91/EC	

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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