



6 Beeches Lane, Dauntsey Lock, Chippenham, SN15 4TL

A much improved and immaculately presented three/four bedroom detached house ideally situated in a small, quiet cul-de-sac of similar properties in this sought after small village offering access to a wide range of amenities. The accommodation on the ground floor offers a welcoming reception hall with guest cloakroom, a dual aspect sitting room with wood burning stove and French doors to the garden, a separate dining room, a good size study/family room and a delightful open plan style kitchen/dining/family room with an extensive range of fitted units, granite worksurfaces, integrated appliances and French doors to the garden. The first floor boasts a large master bedroom which was originally two rooms that have been joined together to offer a dressing area with fitted cupboards and a large en-suite bathroom with bath and separate shower. This is complemented by two further double bedrooms and a family bathroom. Other benefits include replacement double glazing and oil fired central heating. To the front is a driveway providing off road parking leading to an attached double garage. The well tended mature gardens enjoy a good degree of privacy with well stocked beds and borders and various seating areas.

Situation
Dauntsey Lock is a small village situated on the banks of the River Avon and is known for its picturesque scenery and tranquil atmosphere. The village is home to a number of historic buildings, including the Dauntsey Lock Canal Bridge, which was built in the 18th century and is still in use today. There is a village pub, school and a strong sense of community with a number of local events and sports teams and clubs. The surrounding countryside is also popular with walkers and cyclists, with a number of scenic routes to explore. Dauntsey Lock is centrally located between the larger centres of Chippenham c.6 miles, Malmesbury c.6 miles and Wootton Bassett c.7 miles. The village offers access to the M4 Motorway at either junctions 16 or 17, giving good access to the commercial centres of Swindon and Bristol. Mainline rail services are available from either Chippenham, or Swindon (London Paddington c.55 mins).

Accommodation Comprises

Canopied Porch
Entrance door to:

Reception Hall
Radiator. Stairs to first floor. Wood laminate flooring. Understairs cupboard. Additional storage cupboard. Coving. Oak doors to:

Cloakroom
Obscure double glazed window to side. Chrome ladder radiator. Vanity wash basin with chrome mixer tap. Close coupled WC. Tiled to half height. Tiled floor. Coving.

Sitting Room
Dual aspect with double glazed window to front and French doors to rear. Cast iron wood burning stove with stone surround and granite hearth. Three radiators. Wood laminate flooring. Coving.

Dining Room
Double glazed bow window to rear. Radiator. Wood laminate flooring. Coving.

Study/Family Room
Part vaulted ceiling with skylight. Double glazed window to side. Double glazed French doors to front. Two radiators. Wood laminate flooring.

Rear Garden
Beautifully tended enclosed garden enjoying a good degree of privacy. Laid to lawn with well stocked beds and borders. Patio area with path to further paved seating area with stone wall. Further paved seating area. There is a further courtyard style garden adjacent to French doors from the study family room with a door to the garage.

Double Garage
Twin up and over doors. Two windows to rear. Power and light. Eaves storage. Oil fired boiler for central heating and hot water.

Directions
From Chippenham take the B4069 towards Sutton Benger, proceed through the village and pass Christian Malford. On entering Dauntsey Lock, Beeches Lane will be found on the right hand side opposite the Peterborough Arms.

Alternatively from Wootton Bassett take the A3102 south to Lyneham. On entering the village turn right on the roundabout onto the B4069. Continue pass the turning to Bradenstoke and down the hill into Dauntsey Lock. Beeches Lane will be found on the left hand side opposite the Peterborough Arms.

GOODMAN WARREN BECK

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Offers In The Region Of £695,000

Kitchen/Dining/Family Room
Part vaulted ceiling with skylight. Double glazed window to side and rear. Double glazed French doors and windows to rear. Radiator. Extensive range of drawer and cupboard units incorporating a central island with matching wall mounted cupboards with under unit lighting. Tall cupboard. Granite work surfaces with undermounted one and a half bowl stainless steel sink unit with mixer tap. Built-in Neff induction hob with stainless steel splash back and extractor. Built-in Neff double oven and microwave. Integrated AEG dishwasher and washing machine. Tiled floor with electric underfloor heating. Plinth kickspace heater. Bespoke cupboard providing space for tumble dryer.

First Floor Landing
Double glazed window to front. Radiator. Access to part boarded roof space with light. Cupboard housing hot water with shelving. Coving. Oak doors to:

Master Bedroom
Formerly two bedrooms and could be easily reinstated. Two double glazed windows to rear. Two radiators. Extensive range of built-in cupboards and wardrobes. Coving. Double doors to:

En-Suite Bathroom
Obscure double glazed window to rear. Chrome ladder radiator. Bath with chrome mixer tap and shower attachment. Separate shower cubicle. Vanity wash basin with chrome mixer tap. Close coupled WC. Fully tiled walls and floor. Spotlights. Coving.

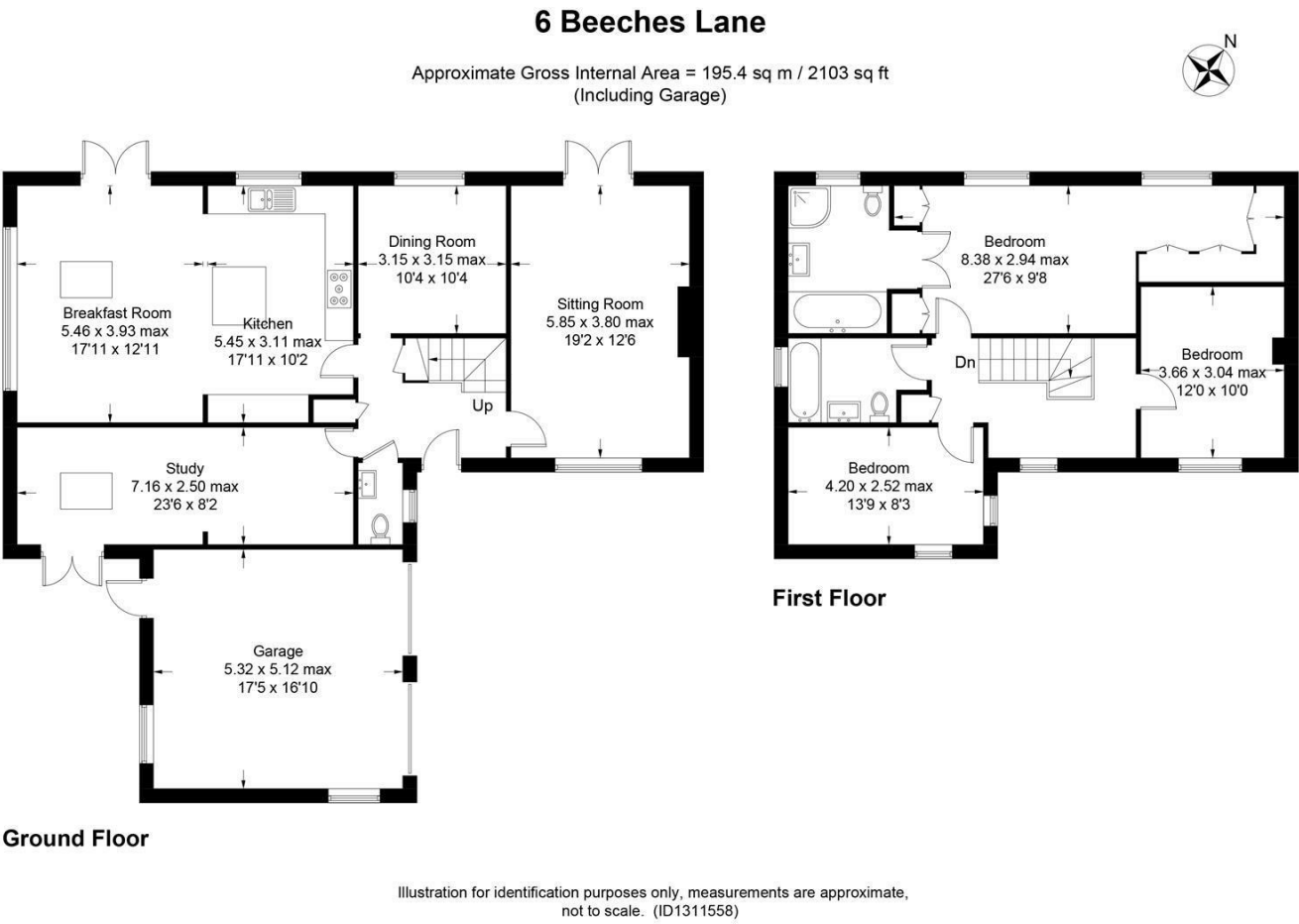
Bedroom Two
Double glazed window to front and side. Radiator. Coving.

Bedroom Three
Double to front. Radiator. Coving.

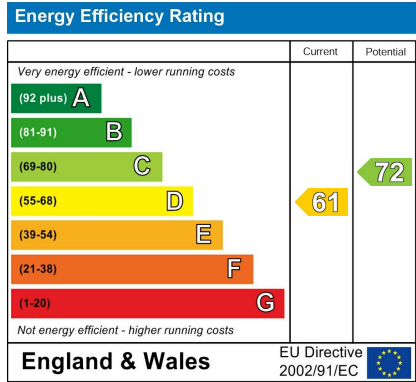
Family Bathroom
Obscure double glazed window to side. Chrome ladder radiator. Panelled bath with shower over and shower screen. Pedestal wash basin with chrome mixer tap. Close coupled WC. Fully tiled walls and floor. Shaver point. Extractor. Coving.

Outside

Front Garden
A five bar gate opens into a gravelled driveway providing ample off road parking. Mature trees and shrubs. Gated side access to rear garden.



ENERGY PERFORMANCE GRAPHS



Council Tax Band: F

Tenure: Freehold

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