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The Old Dairy Stanton St. Quintin, Wiltshire, SN14 6DQ

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Guide Price £865,000

Set in mature grounds of 0.3 acre, a beautifully proportioned single storey barn conversion retaining a wealth of inherent character and charm.

- Impressive Single Storey Barn Conversion
- Versatile and Well Proportioned Accommodation
- Wealth of Inherent Character & Charm
- Master Bedroom + En Suite
- Two Further Bedrooms + Bathroom
- Open Plan Kitchen/Dining Room with Vaulted Ceiling + Boot Room
- Gardens & Grounds Of 0.3 Acre
- Stunning Views Over Adjacent Farmland
- Detached Garage With Kitchen & Loft Room With Annexe Potential
- Attractive Village Setting

Freehold

EPC Rating E

A rare opportunity to acquire a most attractive and characterful conversion of a former farm building, thoughtfully converted in 2005 and set within delightful semi-rural surroundings, with gardens extending to approximately 0.3 of an acre.
The versatile and well-proportioned accommodation is arranged over a single level and begins with a welcoming entrance hallway. This leads to a charming double-aspect sitting room featuring an open fireplace. A particular highlight of the home is the impressive open-plan kitchen/dining room, boasting a vaulted ceiling that enhances the sense of space and light. The kitchen is comprehensively fitted with a range of wall and base units, complemented by granite work surfaces and an oil-fired Aga. A door from the kitchen provides access to a practical utility/boot room and cloakroom.
An inner hallway, enhanced by distinctive arrow slit windows, leads to a spacious principal bedroom with en suite bathroom, alongside two further well-proportioned bedrooms and a family bathroom.
Externally, to the rear, a generous flagstone patio opens onto a predominantly lawned garden backing onto open farmland, enclosed by hedging and fencing for privacy.
The property is approached via a large gravel driveway through double five-bar gates, offering ample parking and turning space. To the front of the barn is a charming south-facing courtyard, thoughtfully landscaped with paved and gravelled areas, interspersed with pathways and an abundance of cottage-style planting.
Positioned to the side of the driveway is a double garage, incorporating a separate kitchen, cloakroom, and a first-floor attic room. This versatile space offers excellent potential for conversion into additional living accommodation or use as a self-contained annexe, subject to the necessary consents.

SITUATION
The village of Stanton St Quintin lies midway between the historic market towns of Malmesbury and Chippenham, conveniently located for the M4 motorway network giving access to London, Bristol, Bath, Cirencester and Swindon. The village has a primary school, hotel/restaurant and Norman Church, whilst numerous walkways and open countryside surround the area. Nearby villages provide other local amenities such as schools, shops and services whilst Chippenham has an Intercity train service to London-Paddington which is accessible in an hour.

PROPERTY INFORMATION
Tenure: Freehold

EPC Rating: E

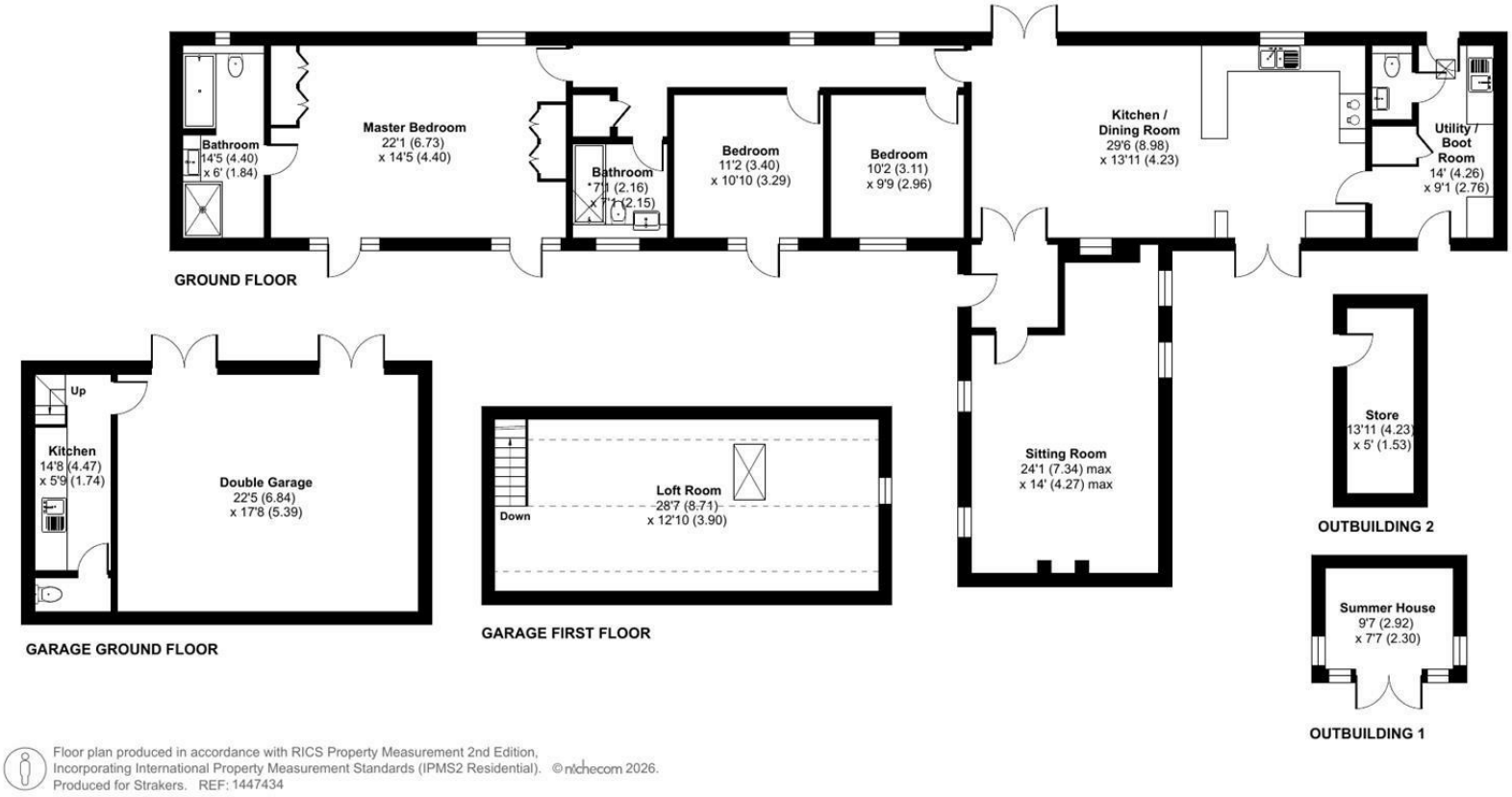
Council Tax Band: G

Mains water, electricity and oil fired heating.

Stanton St. Quintin, Chippenham, SN14

Approximate Area = 1757 sq ft / 163.2 sq m
Limited Use Area(s) = 80 sq ft / 7.4 sq m
Garages = 792 sq ft / 73.5 sq m
Outbuildings = 142 sq ft / 13.1 sq m
Total = 2771 sq ft / 257.2 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Strakers. REF: 1447434

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