

**Evergreen Cottage, Old Sodom Lane, Dauntsey, Chippenham, Wiltshire, SN15 4HZ**

Detached 19th Century period cottage  
Newly renovated with a beautiful interior  
4/5 bedrooms  
Bespoke kitchen/family room  
Living room with fireplace  
Superb equestrian facilities  
Stables, 40x20m arena and horsewalker  
6.5 acres in all  
Double garage and electric gated drive



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

**Guide Price: £895,000**

Approximately 2,139 sq.ft excluding all outbuildings



‘A beautifully finished, newly renovated detached period cottage with excellent equestrian facilities, 6.5 acres, stables, arena and horse walker’

### The Property

Evergreen Cottage is a simply stunning home offering fantastic equestrian facilities and land of around 6.5 acres. Believed to date back to c.1871 as once the old village bakers, the cottage has undergone significant and extensive renovations with a meticulous level of detail. High quality finishes include Tom Howley bespoke units in the kitchen, boot room and utility/shower room, and lovely limestone flooring throughout the ground floor.

The cottage extends to around 2,179 sq.ft. arranged over two main floors with the charming surprise of two versatile attic rooms making it an ideal family-sized home. The ground floor includes a dual-aspect living room with a stone fireplace at the focal point. Across the hall, the kitchen/family room forms the hub of the home as a social area fitted with a large six-seater breakfast bar island at the centre. The kitchen was installed in 2024 finished with Quartz worktops and boasts a range of integrated appliances including a Quooker tap, Miele fridge, Neff oven and combi-oven, induction hob, Neff

undercounter freezer and dishwasher, plus a larder cupboard. To the side, there is a conservatory adjoining with a boot room. There is also a practical downstairs utility/shower room. On the first floor there are three bedrooms and the updated family bathroom. There are two attic rooms on the top floor accessed by two staircases, one of which is hidden behind a cupboard in a bedroom, and are currently utilised as child bedrooms. Additionally, there is an external workshop/office and boiler room at the back of the house.

The cottage is set within a private plot down a no-through lane and is secured by electric gates. The driveway approaches a double garage and the equestrian facilities beyond. The double garage has previously had planning (now lapsed) to evolve with an annexe room above. The gardens have a sunny aspect and wrap around the house laid mostly to lawn with raised borders and a new large patio positioned off the conservatory overlooking the stable yard.

The excellent equestrian facilities include a stable block of three loose boxes and a tack

room, Molenkoning 4-bay horse walker, and a 40x20m arena. There is a paddock beside the arena to the rear of the house, while the main land (c.4.9 acres) lies across the small lane comprising two paddocks. The land comprises 6 acres in all and is level.

### 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

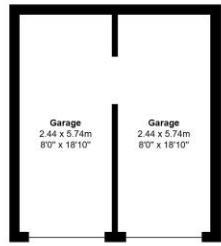
The property is Freehold with oil-fired central heating, mains drainage, water and electricity. Superfast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. Please speak to the agent regarding flood defences and flooding history. Wiltshire Council Tax Band E.

### Directions

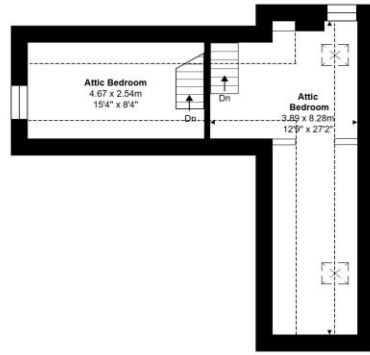
Enter Dauntsey from the B4069, proceed over the motorway bridge and take the next right into the village and pass the school. Take the next right onto Old Sodom Lane and locate the property down the lane on the left.

Postcode SN15 4HZ  
What3words: ///explored.apples.processor





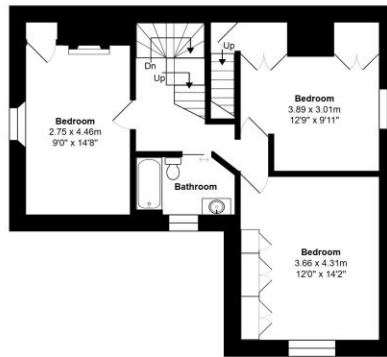
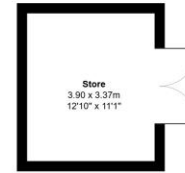
Garage



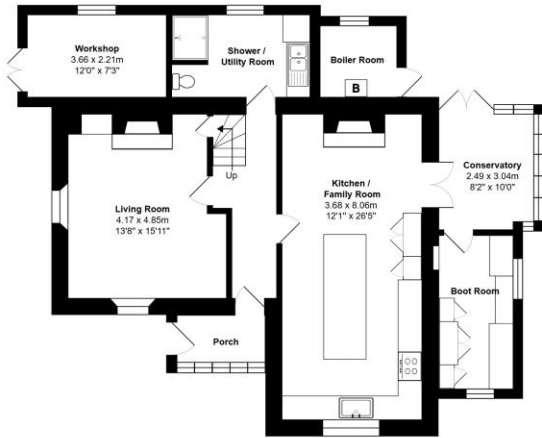
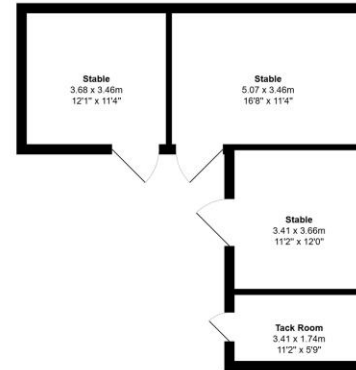
Second Floor

House Area: 198.7 m.sq. ... 2139 sq.ft.  
Total Area: 290.5 m<sup>2</sup> ... 3127 ft<sup>2</sup>

All measurements are approximate and for display purposes only



First Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
Not energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		45	64
		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