



Honeypot House, 6 Beeches Lane
Daunsey Lock, Chippenham

GOODMAN WARREN BECK

Honeypot House, 6 Beeches Lane, Daunstey 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.

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:

GOODMAN WARREN BECK

64 Market Place

Chippenham, Wiltshire SN15 3HG

Tel 01249 444449 | Fax 01249 448989

Email info@goodmanwb.co.uk

Price Guide £695,000

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.

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.

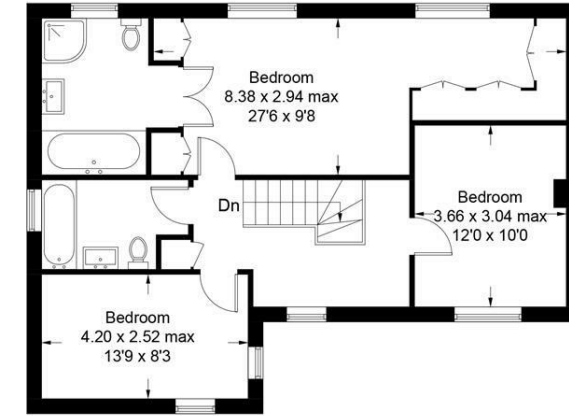
Alternatively from Wootton Bassett take the A3102 south to Lyneham. On entering the village turn right on the roundabout onto the B4069. Continue past the turning to Bradenstoke and down the hill into Dauntsey Lock. Beeches Lane will be found on the left hand side opposite the Peterborough Arms.

6 Beeches Lane

Approximate Gross Internal Area = 195.4 sq m / 2103 sq ft
(Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1311558)

ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) 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	EU Directive 2002/91/EC		

Council Tax Band: F

Tenure: Freehold

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)

