

# Dauntsey, Chippenham, SN15 4HN

Simply stunning! A beautifully appointed 2/3 bedroom former Baptist chapel set in well tended gardens of 0.7 of an acre with a range of outbuildings. The original chapel dates back to 1825 and was in use until around 1990 before being developed in 2006. The current owners have comprehensively refurbished the property recently and it is presented in first class order throughout. The accommodation centres on a lovely light and airy sitting/dining room with two large arched windows, a vaulted ceiling, multi fuel stove and two Oak staircases to the mezzanine floors. There is a high quality kitchen with a range of fitted units, built-in appliances and quartz worksurfaces. The remainder of the ground floor offers a hallway, bedroom with fitted wardrobes and a well appointed bathroom with ball and claw foot bath and separate shower cubicle. There are then two mezzanine areas, one provides a second bedroom while the other is currently utilised as a study but could be used as another bedroom area. The property enjoys the benefit of tiled floors throughout the ground floor with underfloor heating. Double glazing throughout and oil fired central with a recently replaced Worcester external oil fired boiler and oil tank. The gardens are a real delight with large areas of lawn extending to three sides. There is a paved seating area with pizza oven, area of vegetable garden with well established raised beds and a further paved seating area with greenhouse. There is a wealth of parking with a large in and out driveway which in turn leads to an oversized detached garage with a large adjoining workshop. There is then the benefit of two fully insulated and heated outbuildings creating an ideal gym and garden office.

**GOODMAN WARREN BECK**

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**Price Guide £525,000**

## Situation

Dauntsey is a pleasant rural area situated approximately mid-way between Chippenham and Swindon. Great Somerford village is approximately 2 miles and offers basic amenities in the way of local shop, post office and public house. Lyneham then is a similar distance away offering more local amenities. Historic Malmesbury is approximately 6 miles away and provides a more comprehensive range of amenities and schooling. The area is also conveniently located for access to several major centres; Swindon, Chippenham, Bath and Bristol. Chippenham and Swindon have mainline train stations and the M4 motorway can be accessed at J.16 eastbound and J.17 westbound.

## Accommodation Comprises

### Sitting/Dining Room

A lovely light and airy room with high vaulted ceiling and two tall arched double glazed windows to the south elevation. Tiled floor with underfloor heating. Multi fuel cast iron stove. Two Oak stairs cases leading to the mezzanine floors. Four wall light points.

### Kitchen

With vaulted ceiling and arched double glazed window. Tiled floor with underfloor heating. Range of drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Quartz worktops with matching upstands. Built-in induction hob with 'hide and slide' oven and extractor over. Integrated dishwasher, fridge and freezer. Archway door with exposed stonework to garden.

### Hallway

Double glazed entrance hall. Tiled floor with underfloor heating. Oak doors to:

### Gym

Fully insulated with double glazed sliding patio door. Electric panel heater. Wood laminate flooring. Spotlights.

### Office

Fully insulated with double glazed French doors. Electric panel heater. Wood laminate flooring.

### Directions

From Chippenham take the B4069 towards Sutton Benger, proceed through the village and pass Christian Malford. Just before reaching Dauntsey Lock turn left signposted to Dauntsey. Proceed along this road and turn right down the slip road just before the motorway bridge. The property will then be found at the end of this lane.

## Bedroom

With vaulted ceiling and arched double glazed window. Tiled floor with underfloor heating. Fitted wardrobe.

## Bathroom

Skylight window. Tiled floor with underfloor heating. Electric towel rail. Free standing ball and claw foot bath with mixer tap and shower attachment. Separate corner shower cubicle. Vanity wash basin with mixer tap. Close coupled WC. Extractor.

## Mezzanine Bedroom

With vaulted ceiling and window. Oak flooring.

## Mezzanine Study/Bedroom

With vaulted ceiling and window. Oak flooring. Two wall light points.

## Outside

### Grounds

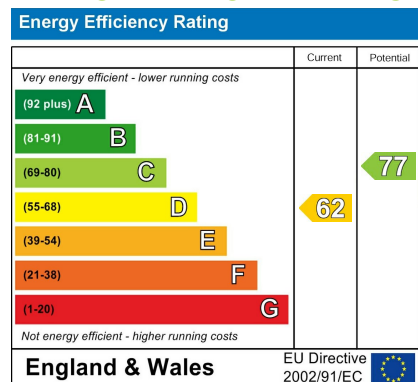
Beautifully tended ground of 0.7 of an acre. In and out driveway with extensive parking area. Lawned gardens extending to three sides with a range mature trees, shrubs and fruit trees. Low level wall surrounding the property with LED lighting. Delightful paved seating area with pizza oven. Area of vegetable garden with raised beds containing well established rhubarb, blackcurrant, raspberry and horse radish. Second paved seating area with greenhouse.

## Outbuildings

### Double Garage & Workshop

There is a detached double garage with a large adjoining workshop and both have power and light. To the rear of this is a large canvas style covered storage area.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

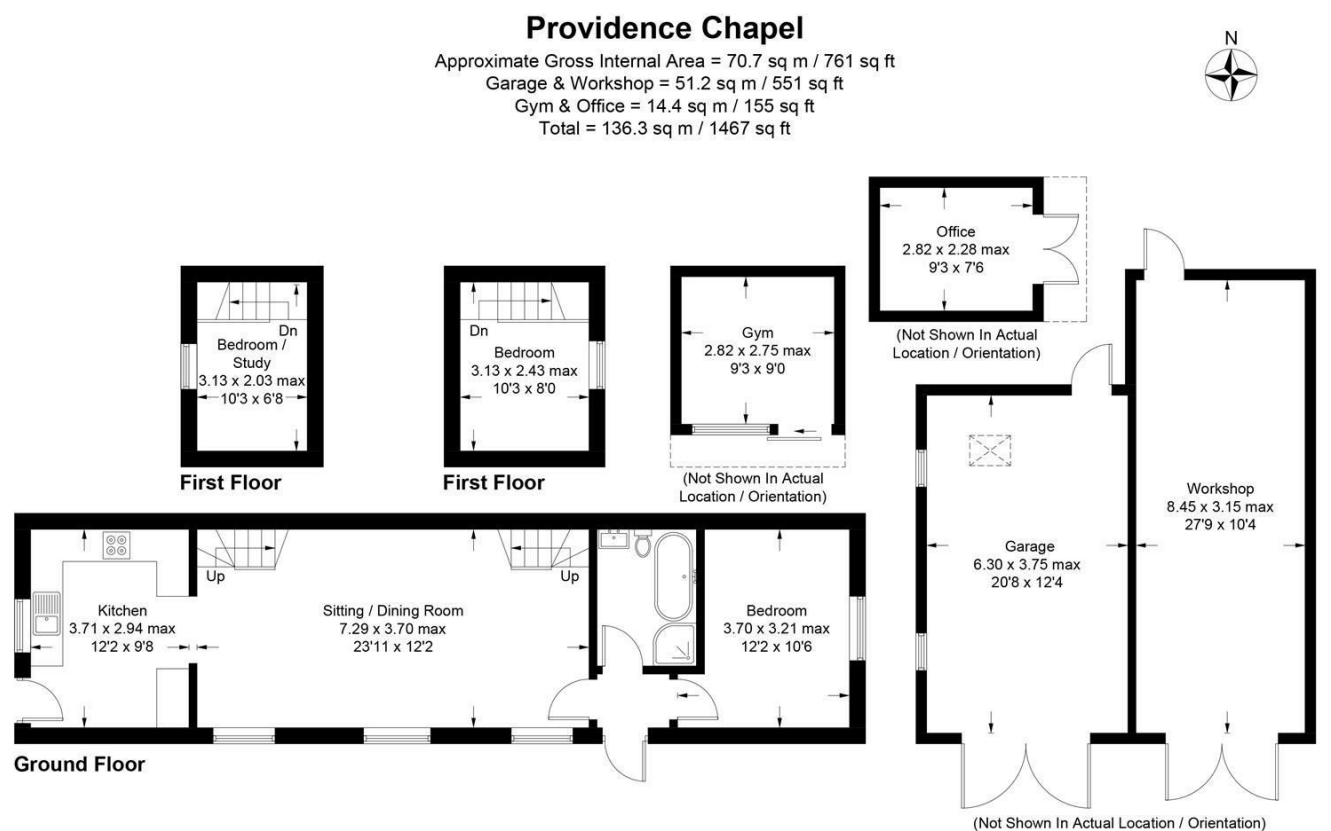


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1293362)