

Stanley
Chippenham

GOODMAN WARREN BECK

Stanley, Chippenham, SN15 3RE

A lovingly maintained and well presented Grade II listed detached cottage in a c.1/3 of an acre plot, enjoying a delightful rural position with far reaching views yet only 10 minutes from Chippenham's mainline station. The ground floor accommodation offers an entrance hall with guest cloakroom, a good size light and airy sitting room enjoying a triple aspect and fireplace with wood burning stove, a separate dual aspect dining room with large stone fireplace and a modern well appointed kitchen/dining room with a range of fitted units. The first floor has a spacious landing with room for a study area, dual aspect master bedroom with an en-suite shower room, a second good size double bedroom and a family bathroom.
Outside there is a stone built detached double garage and an attached 'barn' offering a great office/workshop space and useful utility/boot room.
The property is accessed by a wooden five bar gate that opens into a large gravelled area offering parking for numerous vehicles. Beyond this are mature, well tended gardens laid mainly to lawn with a large south facing patio adjacent to the French doors from the sitting room.

GOODMAN WARREN BECK

64 Market Place
Chippenham, Wiltshire SN15 3HG
Tel 01249 444449 | Fax 01249 448989
Email info@goodmanwb.co.uk

Price Guide £575,000

SITUATION
The property occupies a delightful position adjacent to unspoilt countryside, and yet little more than a mile from the outskirts of Chippenham. Just down the road close to the River Avon are delightful rural walks along the old disused railway line now utilised as a cycleway. Chippenham offers a comprehensive range of amenities to include Abbeyfield senior school, mainline rail services (London Paddington in just over a hour) and M4 J.17 is c. 6 miles providing swift access to the larger centres of Bristol, Swindon and the Georgian city of Bath.

ACCOMMODATION COMPRISING:

CANOPIED PORCH
Entrance door to:

ENTRANCE HALL
Radiator. Tiled floor. Exposed beam. Doors to:

CLOAKROOM
Obscure window to side. Radiator. Wall hung wash basin with tiled splashback. Low level WC. Tiled flooring. Extractor.

KITCHEN/BREAKFAST ROOM
Window to front. Radiator. Tiled floor. Range of drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Rolled edge worksurfaces with upstands, tiled splashbacks and inset one and a half bowl single drainer ceramic sink unit with chrome mixer tap. Built-in electric hob and double oven with splashback and stainless steel extractor over. Integrated dishwasher. Space for fridge freezer. Exposed beams. Multi glazed door to:

SITTING ROOM
Enjoying a triple aspect with windows to side and rear and French doors to front. Radiator. Feature brick fireplace with Oak beam and inset cast iron wood burning stove. Exposed beams.

DINING ROOM
Dual aspect with windows to either side. Radiator. Large stone fireplace with beam. Two storage cupboards. Exposed beams. Stairs to first floor.

FIRST FLOOR LANDING
Window to rear. Radiator. Exposed beams. Storage cupboards. Doors to:

MASTER BEDROOM
Dual aspect with window to side and rear. Radiator. Built-in cupboards. Exposed beams. Door to:

EN-SUITE SHOWER ROOM
Radiator. Fully tiled shower cubicle. Wall hung wash basin with tiled splashback. Close coupled WC. Light and shaver point. Beam. Extractor.

BEDROOM TWO
Window to front. Radiator. Exposed beams. Stripped wooden flooring.

BATHROOM
Window to side. Radiator. Panelled bath. Pedestal wash basin Close coupled WC. Tiling to half height. Exposed beams.

OUTSIDE

OUTBUILDING
Door to:

OFFICE/WORKSHOP
Door to side. Radiator. Tiled floor. Vaulted ceiling with exposed beams. Door to:

UTILITY
Stable door to front. Tiled floor. Cupboard base unit and wall mounted cupboard. Worksurfaces with inset single bowl single drainer stainless steel sink unit. Space and plumbing for washing machine. Oil fired boiler for central heating and hot water. Vaulted ceiling with beams. Extractor.

DETACHED DOUBLE GARAGE
Twin double doors. Window to rear. Power and light. Eaves storage.

GROUNDS
The property sits a mature plot of approximately a third of an acre. A wooden five bar gate opens into a large gravelled area offering parking for numerous vehicles and giving access to the garage. There a well tended lawned gardens to the front, side and rear with an extensive range of mature trees and shrubs. Large south facing patio area adjacent to the front doors from the sitting room with then leads round to the side and rear of the cottage. Path to front door.

AGENTS NOTE:
There is an improvement indicator against the council tax band for this property.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

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)



















rightmove.co.uk
The UK's number one property website