



JAMES PYLE & CO.



Magnolia Cottage, 50 Stanton St. Quintin, Chippenham, Wiltshire, SN14 6DQ

Pretty Period Cottage
Extended Light & Airy
Accommodation
4 Bedrooms
En-suite with underfloor heating
2 Reception Rooms
Large Rear Garden
Private Off-Road Parking
Views over surrounding countryside



01666 840 886
jamespyle.co.uk



4 The Old School, High Street, Sherston, SN16 0LH
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Approximately 1,587 sq ft

Price Guide: £650,000

‘Situated on the rural edge of the village with views over the surrounding countryside, this pretty period home boasts a large sunny rear garden and light-filled family-sized accommodation’

The Property

Magnolia Cottage is a very pretty period end terraced cottage situated on the rural edge of the village of Stanton St. Quintin with views overlooking the surrounding fields. Dating back to the 1920s, the property has been sympathetically extended in keeping with the original era offering well-proportioned light and airy accommodation extending in all to 1,587 sq.ft. The ground floor layout includes a dual-aspect living room with wood burner and French doors to the garden, fitted kitchen and adjoining dining/family room. There is also a utility room with downstairs WC off. On the first floor, a spacious landing provides an area to work from home if required. There are four bedrooms and a family bathroom. The generous principal bedroom boasts ample fitted wardrobes and a large en-suite complete with bath and separate shower warmed by underfloor heating.

A particular feature of the cottage is the magnificent large rear garden which has a sunny east-facing aspect. A alfresco dining terrace has been landscaped off the rear of the property, while the garden is predominately laid to lawn bound by mature shrubs and hedging alongside a vegetable garden to the side. In front of the property, there is a mature hedge screening the lane and plenty of off-road parking for several vehicles.

Situation

The village of Stanton St Quintin is situated equidistance between the market town of Malmesbury and the larger town of Chippenham. There are excellent local walks from the doorstep, taking in the surrounding villages and countryside. The village has a great sense of community with regular activities being ran at the village hall as well having a primary school, a Norman church, and restaurant at Stanton Manor Hotel, open to non-



residents, providing a convivial atmosphere for food and drinks. Located just a mile away in Lower Stanton St Quintin is a garage with an associated well stocked Budgens store and Costa coffee shop. There is a regular bus service from the village which runs from Malmesbury to Chippenham. The neighbouring larger village of Hullavington also has a primary school, shop/post office and pub. Local pubs within the area that serve food include The Hullavington Arms at Hullavington, The Neeld Arms at Grittleton and The Salutation Inn at The Gibb. Both Malmesbury and Chippenham are within a 10-minute drive and have a comprehensive range of facilities plus secondary schooling.

The village is conveniently located for access to Junction 17 of the M4 motorway providing easy commute to London, Bristol, Bath, Reading and Swindon whilst Chippenham railway station has mainline services to London, Wales and the South

West. Bristol Airport is a 45 minute drive away.

Tenure & Services

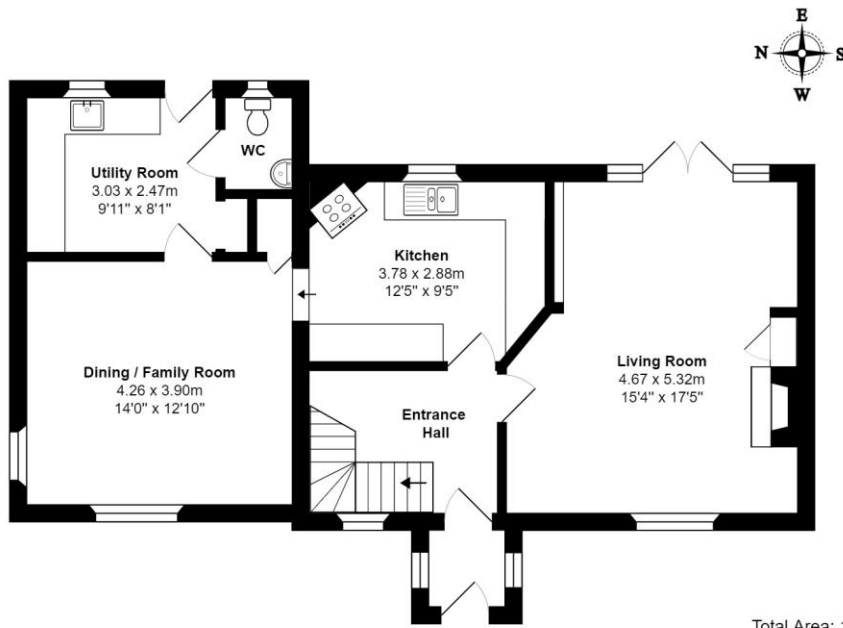
We understand the property is Freehold with oil central heating, mains drainage, water and electricity.

Directions

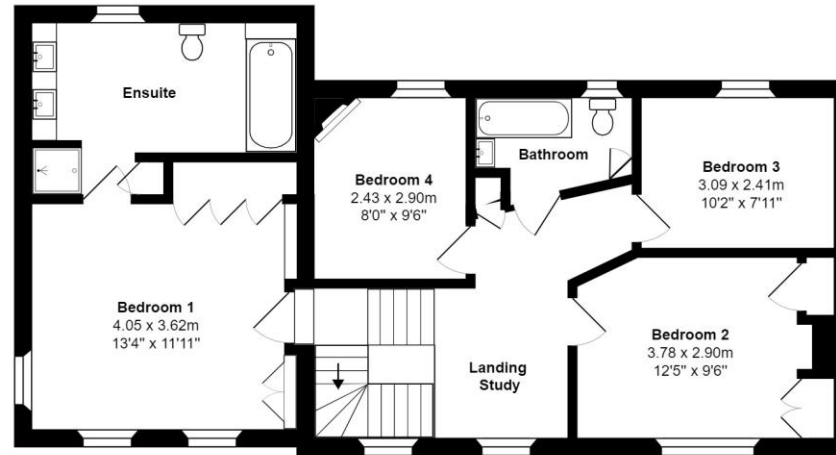
From Junction 17 off the M4, follow the A429 north towards Malmesbury and take the first left hand turn to Stanton St. Quintin. Enter the village and proceed through the village. Pass the school and follow the bend around to the right, locate the cottage on the right hand side just before Bouverie Park. Sat nav postcode SN14 6DQ

Local Authority
Wiltshire Council
Council Tax Band
E £2,358





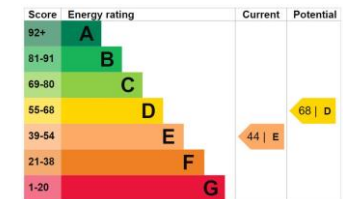
Ground Floor



First Floor

Total Area: 147.4 m² ... 1587 ft²

All measurements are approximate and for display purposes only



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

SHERSTON 01666 840 886
4 The Old School, High Street, Sherston SN16 0LH

PAINSWICK 01452 812 054
Hoyland House, Gyde Road, Painswick GL6 6RD