



JAMES PYLE^{Co.}



Bridge Cottage, 22 Lower Stanton St. Quintin, Chippenham, Wiltshire, SN14 6DB

Detached period cottage
Rural edge of village location
Outstanding uninterrupted views
4 double bedrooms, 3 bathrooms
3 reception rooms
Kitchen/breakfast room and utility
room



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Approximately 0 acres
Approximately 2,061 sq ft

£3,000 pcm

‘Occupying a superb 0.34 acre plot overlooking a small valley and brook on the village outskirts, this attractive detached period cottage has family sized accommodation of over 2,000 sq.ft.’

The Property

DESCRIPTION Bridge Cottage occupies an idyllic rural position overlooking a small valley and brook on the outskirts of the village of Lower Stanton St Quintin. Built in 1841, the cottage has been subject to a number of extensions evolving the cottage into a spacious family home whilst retaining its period charm and character. Today, the sizable accommodation extends to over 2,000 sq.ft. and enjoys a delightful countryside outlook from every window. On the ground floor, there are three characterful reception rooms arranged around a central hallway with galleried staircase and a downstairs WC off. The living room has a wood burning stove and bi-fold doors opening to the kitchen/breakfast room which also has double doors leading outside to a sun terrace. The kitchen has flagstone flooring and fitted timber units with integrated appliances and double Belfast sink. Completing the ground floor there is a

utility room with rear access, ideal for country living. The flexible first floor accommodation comprises four bedrooms and three bathrooms, one of which is en-suite.

Bridge Cottage is set within 0.34 acres of gardens laid mostly to lawn and arranged over two principal levels. A gravelled parking bay provides plenty of private parking for numerous vehicles. Sandstone steps lead up to the front door and are surrounded by vibrant well-stocked flower and shrub beds. The garden enjoys the sun all day long with various seating terraces arranged to take advantage of the sun spots and benefit from the uninterrupted view. Within the rear garden, there is a stone out building, timber shed and side access to the lane.

SITUATION The village of Lower Stanton St Quintin is situated equidistance between



the market town of Malmesbury and the larger town of Chippenham. The property is located on the rural edge of the village and there are excellent local walks from the doorstep taking in the surrounding countryside. Located within a 10-minute walk from the property is a garage incorporating a well stocked Budgens shop and Costa coffee café. The neighbouring village of Stanton St Quintin sees 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. The nearby village of Upper Seagry also has a popular primary school. 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 easy access to Junction 17 of the M4 motorway providing ideal

commuting 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.

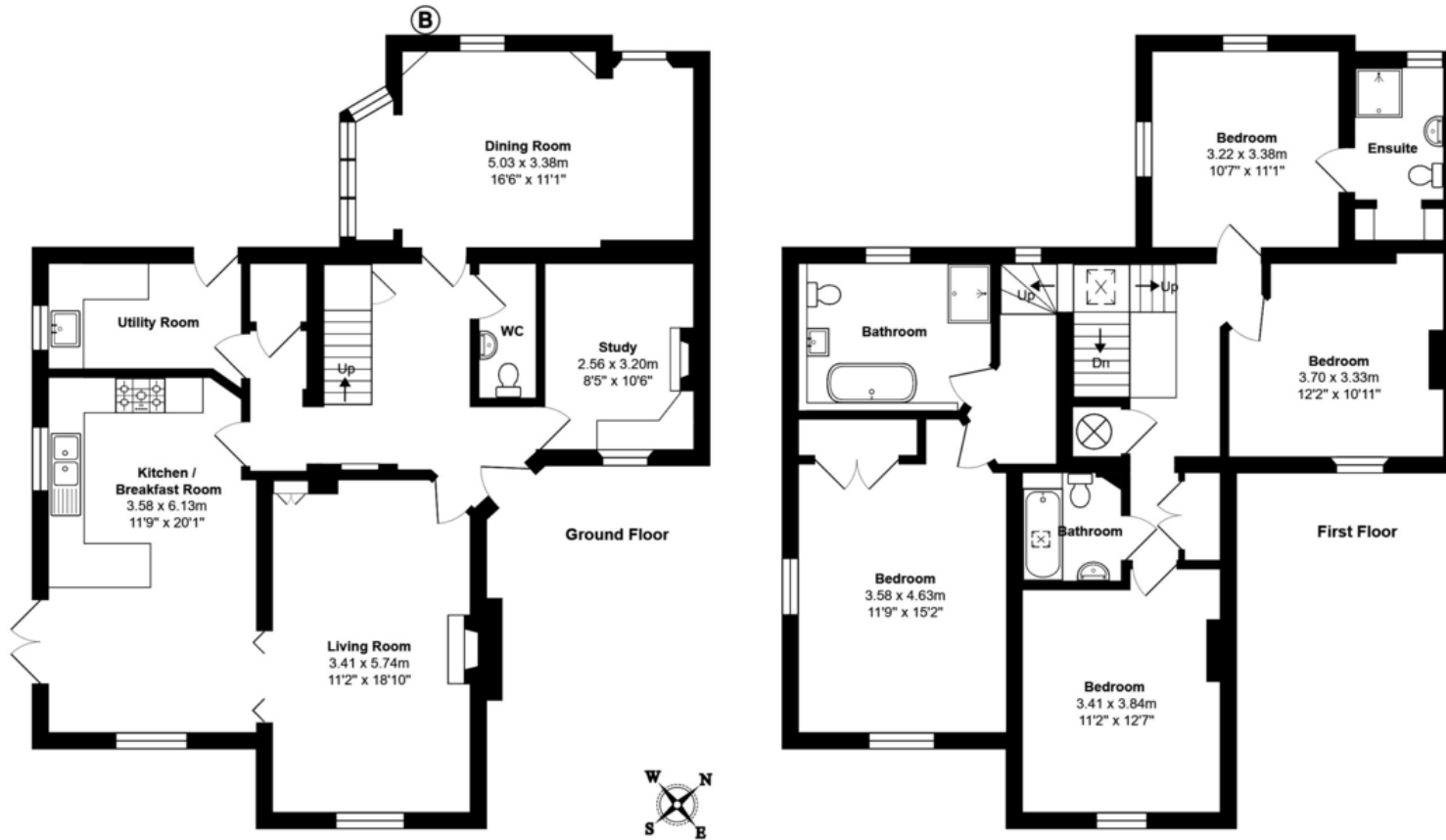
Directions

From Malmesbury, follow the A429 south towards Chippenham and the M4 motorway. Take the first exit at the Hullavington roundabout and then enter Lower Stanton St. Quintin to take the next left hand turn into the village. Follow the lane around the bends to the edge of the village and locate the property as the last one on the left hand side just before the bridge. Postcode SN14 6DB

Local Authority
Wiltshire Council

Council Tax Band
F £2,787





Total Area: 191.5 m² ... 2061 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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