



Gable House, Stanton St. Quintin, Chippenham, Wiltshire, SN14 6DQ



Detached modern house  
 Recently updated throughout  
 Generously proportioned accommodation  
 4 double bedrooms  
 Bathroom and 2 en-suites  
 Large open open reception area  
 Bespoke fully integrated kitchen  
 Front and rear garden  
 Driveway parking and garage store  
 Village location with excellent M4 connections



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £695,000**

Approximately 1,798 sq.ft excluding garage store

‘This detached individual family house has been superbly updated offering spacious accommodation of around 1,800 sq.ft’



## The Property

Individually built in 1985, Gable House is an excellent detached family house situated in the popular village of Stanton St Quintin. The property is superbly presented having been improved and renovated throughout making it a perfect 'turn key' home. In addition to new fixtures and fittings throughout, the property also has new windows installed and re-configured ground floor layout. The accommodation is well-proportioned extending in to around 1,800 sq.ft.

Warmed by underfloor heating throughout, the ground floor opens through a recessed porch to a spacious entrance hall. Limestone flooring continues to the generous reception space which is arranged as an L-shaped open plan configuration incorporating a carpeted living room with fireplace, a fitted bar area, and a dining room. Adjoining the dining room there is a bespoke fitted kitchen which is fully equipped with integrated Neff appliances including a dishwasher, double oven, fridge, coffee machine, warming drawers, combi microwave oven, and

an induction hob. Completing the downstairs there is a WC and a utility room leading to the garage store. On the first floor there are four double bedrooms, two of which are served by en-suites. The bathrooms have all been updated finished with Grohe fittings and complete with underfloor heating, the two en-suites with wet room style showers, whilst the main bathroom has a stylish free-standing bath beside a separate shower unit.

A gated driveway provides off-street parking in front of the garage and there is a lawn to side with mature shrub borders. The rear garden has been recently landscaped and is easy to maintain comprising a patio terrace, lawn, covered BBQ area, and pleached photinias for privacy.

## 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 (highly recommended by the vendors) 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.

## Additional Information

The property is Freehold with oil-fired central heating, mains drainage, water and electricity. The property is located within a conservation area. Ultrafast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band F.

## 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 locate Gable House on the right hand side opposite the turning to Kington St Michael.

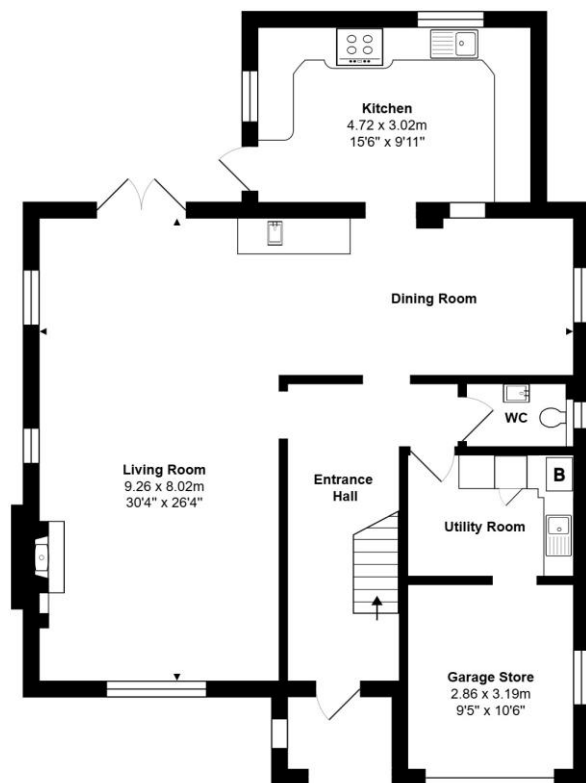
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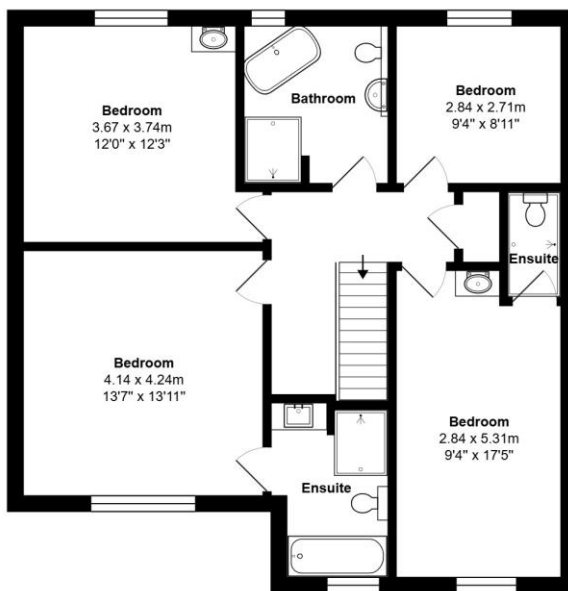




Ground Floor

Total Area: 167.1 m<sup>2</sup> ... 1798 ft<sup>2</sup> (excluding garage store)

All measurements are approximate and for display purposes only



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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