



JAMES PYLE & CO.



School Cottage, 55 Stanton St. Quintin, Chippenham, Wiltshire, SN14 6DQ

Grade II Listed period cottage  
 Meticulously renovated and upgraded  
 Beautiful, high quality interior and exterior  
 2 double bedrooms  
 3 reception rooms plus study  
 Bathroom and 2 en-suites with marble finishes  
 Stunning landscaped gardens  
 Private parking and garage

Approximately 1,494 sq.ft excluding outbuildings



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £795,000**

*'A truly spectacular Listed cottage with a stunning high quality interior and beautifully landscaped gardens to match'*

### The Property

School Cottage is an exceptional period home located in the heart of the village of Stanton St Quintin. The cottage has been meticulously upgraded both inside and out completed to a very high quality with a beautiful finish which depicts a page out of 'Homes & Gardens'. Grade II Listed with an attractive two-gabled frontage, the cottage was constructed in the 17th Century formerly as two cottages and now offers deceptively spacious accommodation of just under 1,500 sq.ft. Internally, the accommodation showcases an abundance of charm and character featuring back-to-back timber-lintel fireplaces, window seats, and chamfered and stopped-centre exposed beams.

On the ground floor, there are two formal reception rooms arranged at the front both with large inglenook fireplaces and charming window seats. The accommodation flows to the rear where there is a stunning kitchen fitted with custom-built timber units beneath German Jura beige worktops while integrated appliances include a double oven, dishwasher, washing machine, fridge/freezer, water softener and

pull-out larder. A bespoke fitted study area has an adjacent downstairs bathroom boasting a Picasso Jasper marble top. Continuing from the kitchen there is a delightful garden room which spills out onto the terrace through double doors and has a useful adjoining boot room. Egyptian tumbled limestone flooring spans across the ground floor whilst there is zoned underfloor heating warming the kitchen, study, bathroom, boot room and garden room. Twin winder staircases lead up to the first-floor double bedrooms which mirror each other, both with newly installed Italian Carrara marbled finished en-suite shower rooms and fitted wardrobes. The en-suites and bathroom are all fitted with Aqualisa smart shower systems and heated mirrors.

The property is just as impressive outside having been lovingly landscaped all around. The front garden is a stunning geometric design of topiary box hedging around a centred acer while climber roses and wisteria cascade over the cottages front and side elevations. The rear garden is arranged in two principal areas. A wonderful large terrace immediately behind the cottage has been planted with tall ferns creating



the illusion that one has stepped into the Mediterranean and is the perfect area for hosting alfresco occasions. A meandering natural stone path leads to a good-sized lawn with further seating area, bound by vibrant well-stocked borders creating an excellent degree of privacy and is complete with external lighting. A gravelled driveway to the side of the cottage provides private off-road parking and leads to the large garage which has power and lighting. Next to the garage is a stone-built garden shed and log store. The cottage is equipped with an alarm system and keycode gated access for an excellent level of security making it an ideal lock-up and leave or holiday home in addition to a permanent residence.

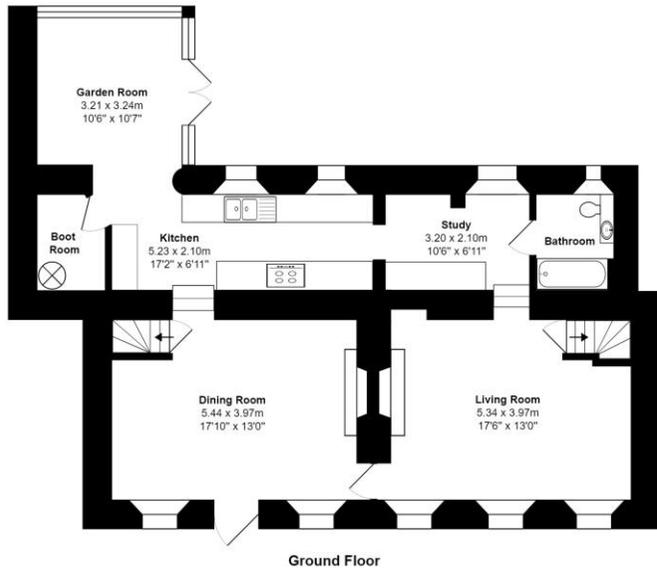
### Situation

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.



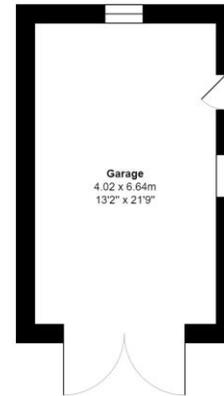
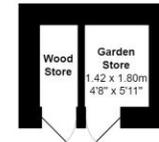
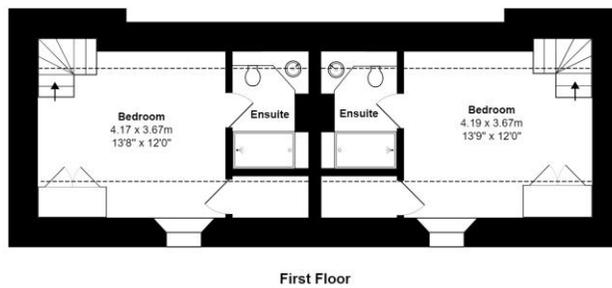


Cottage Area: 138.8 sq.m ... 1494 sq.ft

Total Area: 169.9 m<sup>2</sup> ... 1829 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Outbuildings not shown in actual position.



### Tenure & Services

We understand the property is Freehold with oil fired central heating through an external boiler, mains drainage, water and electricity. The cottage has Cat-5 cabled broadband.

### 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 to locate the property on the right hand side just before the school. Sat nav postcode SN14 6DQ

### Local Authority

Wiltshire Council

### Council Tax Band

E £2,426

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