

St. Ediths

Stanton St. Quintin, Wiltshire





A spacious Edwardian country home with versatile outbuilding and good access to national connections.

Malmesbury 2.5 miles, Chippenham 4 miles (mainline station London Paddington 60 minutes)

M4 (J17) 3/4 mile, Bristol 25 miles, M5 Interchange 22 miles

(Distances are approximate)



4-5

2

4

Summary of accommodation

St Ediths

Entrance hall | Sitting room | Dining room | Reception room | Kitchen | Breakfast room | Utility

Study/bedroom five | WC and garden room

Principal bedroom with en suite bath and shower room | Three further bedrooms and family shower room

Studio/garage

Garage | Studio/ games room and store

Timber office | Parking | Garden area

About 2/3 an acre

Situation

Times and distances are approximate.



Easy access to M4 (Jct 17) Chippenham.
M4/ M5 interchange at Bristol.



Chippenham station to London Paddington
(60 mins) and Bath (11 minutes).



Stanton St Quinton Primary School,
Malmesbury School, Hardenhuish and
Sheldon in Chippenham.



Excellent walking and riding on the
extensive network of footpath and
bridleways across North Wiltshire.



Newbury, Cheltenham and Bath. Eventing,
polo and hunting in the locality.



Bowood, Castle Coombe, Marlborough and
The Wiltshire.



St Ediths

St Ediths is set in a rural location in the corner of its garden and land which adjoins open countryside and the local lane. The property is believed to date back to 1910 with alterations around 2000. The brick built house has spacious rooms ideal for entertaining and family living. The reception rooms flow and are all connected to the central dining room and kitchen breakfast room.

The upstairs accommodation briefly comprises the principal bedroom with fabulous views over the grounds and open countryside. There are three further bedrooms, a family bathroom. On the ground floor the study can be used as bedroom five.

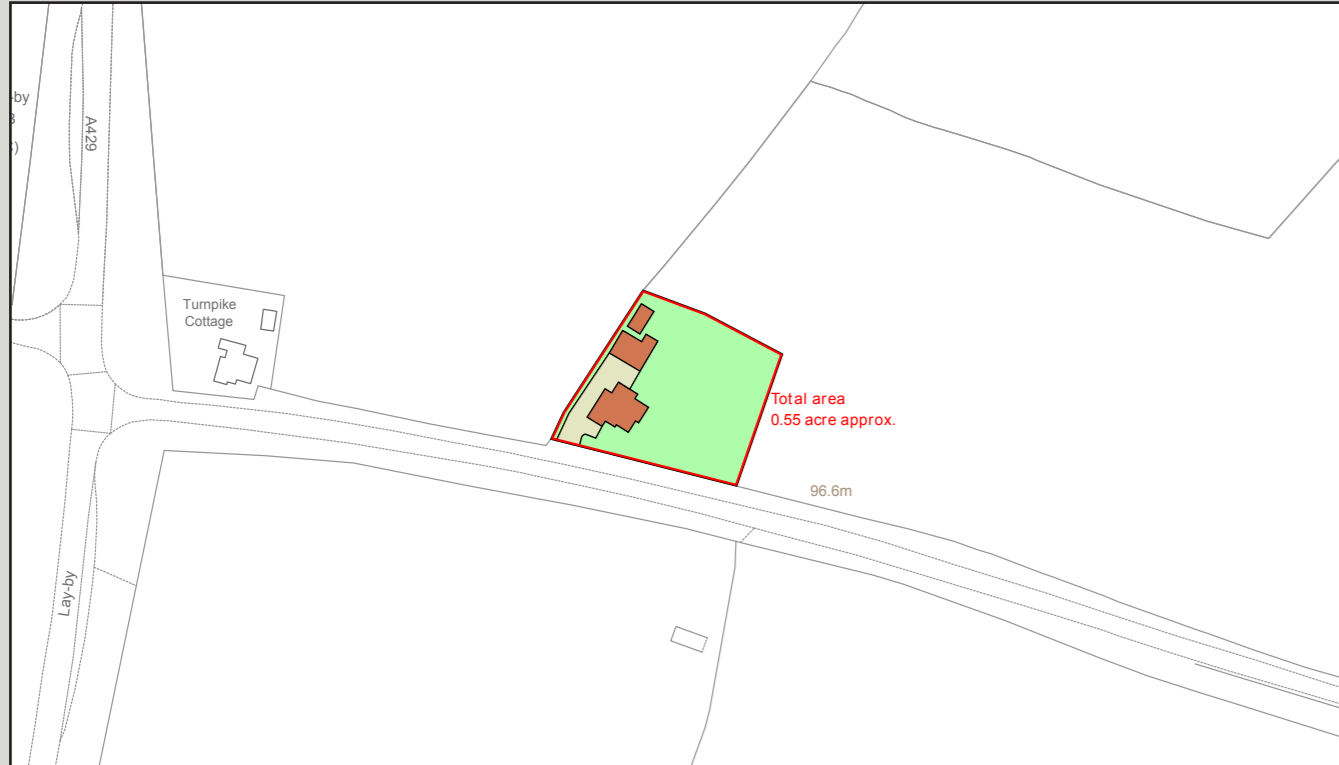
Studio/garage: A short walk from the house is a versatile studio / games room with garage and store room.

Potential: Subject to the necessary consents for secondary accommodation, office space, income generation or workshops.

To the rear is a useful timber office with good footprint, the building is dated and will need replacing in the near future. The outbuildings cover about 101.9 sq m (1,097 sq ft).

There is a great opportunity for the new owners to update the property. The external decoration will need attention.





<p>LDS Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL (e) planprep@lds-survey.co.uk</p>			<p>Date: 21.05.24 CW Scale: 1:3000 @ A4 Plan Ref: 18844 Title: St. Ediths</p> <p><small>This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. ©Crown copyright and database rights 2024. Licence No. AC000818786</small></p>
---	--	--	---



Gardens and Grounds

Mainly to the north and east of the house and outbuildings is an open garden area that adjoins unspoilt farmland. Good parking in front and beside the house.

The neighbouring land owner, the other side of the road, between the house and motorway have said they will explore future land uses. Nothing has been formally submitted that the vendors or their agents are aware of at time of print.

In all about 2/3 an acre.

FLOOR PLAN

Approximate Gross Internal Floor Area

Main House: 213.3 sq m / 2,296 sq ft

Outbuilding: 101.9 sq m / 1,097 sq ft

Total: 315.2 sq m / 3,393 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

PROPERTY INFORMATION

Property Information

Services:

Mains water, electricity and private drainage. Biomass wood pellet boiler.
Fibre broadband available (speed approximately 900 mbps).

Tenure:

Freehold.

Local Authority:

Wiltshire District Council

Council Tax:

E

EPC:

Band D (exp July 24)

Postcode:

SN14 6AB

What three words:

///probe.splints.puff

Guide Price

Offers excess £695,000

Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.





Cirencester
One Market Place
Cirencester, Gloucestershire
GL7 2PE

Rupert Sturgis
01285 659 771
rupert.sturgis@knightfrank.com

knightfrank.co.uk

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated: May 2024. Photographs dated: May 2024. Capture Property 01225 667287.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.