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Avis Lane, Lower Stanton, St. Quintin, Chippenham
 Approximate Gross Internal Area
 Main House = 3131 Sq Ft/291 Sq M
 Garage = 774 Sq Ft/72 Sq M
 Total = 3905 Sq Ft/363 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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HANBURY HOUSE represents a wonderful opportunity to own stunning family home, built of mainly natural stone, with brick detailing. It is situated on a no-through road and occupies a large plot extending to $\frac{3}{4}$ of an acre which includes a paddock of about $\frac{1}{2}$ an acre. The property has been built to a high standard with meticulous attention to detail, with a focus on energy efficiency, achieving an impressive Band B rating of 87. Some of the numerous features include triple glazing, underfloor heating to the ground floor, a solid oak staircase, quality sanitary ware and a stunning kitchen by Tulipwood Bespoke Kitchens. Above the double garage is a large home office/studio with four roof lights and plumbing available if required.

THE ACCOMMODATION: An oak entrance porch shelters the front door which leads into a stone floored hall with a cloakroom and coats cupboard off. The large dual aspect sitting room has a fireplace with carved stone surround and a fitted log burner. There is a good sized study and a generous formal dining room or playroom, which cleverly connects to the kitchen at the rear. The large dual aspect kitchen is naturally the heart of the home, and features a bespoke kitchen with a large island unit and all the usual built-in appliances. The adjacent utility has under counter space for two appliances and the boiler. On the first floor there are five double bedrooms, three with en suites and a family bathroom with separate shower. The dual aspect master bedroom has a walk-in wardrobe and a Juliet balcony to enjoy the south facing view.

OUTSIDE: A pair of gates lead to an extensive gravelled parking area continuing to the far side of the house. At the rear is a wide paved terrace connecting the kitchen and sitting room, with a



stone retaining wall and two sets of steps leading up to the lawned garden, with a new hedge marking the residential curtilage. Beyond is the paddock area, plus hard standing area suitable for a stable if required, and there is rear vehicular access from Seagry Road providing easy access for a horse box or the like.

DOUBLE GARAGE: Two electric doors to front, door to rear, Internal stairs to home office with four roof lights. Plumbing available for bathroom facilities if required.

GENERAL: All mains connected. The gas boiler in the utility room supplies central heating and hot water with wet underfloor heating on the ground floor and radiators on the first floor. There is an alarm system installed. Council Tax Band - to be assessed. EPC rating Band B - 87. Full report available on our website or paper copy on request.

LOWER STANTON lies almost equidistant between Malmesbury and Chippenham, the latter having train links to Paddington. Junction 17 of the M4 is conveniently close by, providing easy access to London, Newbury and Swindon to the east, plus Bath, Bristol and the West Country to the west. On the main road is a 24 hour garage with an excellent convenience store and the neighbouring village of Stanton St Quintin has a primary school, Church and country Hotel.

DIRECTIONS to SN14 6BY. From Malmesbury take the A429 south towards Chippenham. Prior to the BP Garage, turn left into Lower Stanton St Quintin. Follow the lane and take the left fork into Avils Lane and the property will be found a short distance on the right.