



SHENVALLAH

The Green | Dauntsey | Chippenham | Wiltshire | SN15 4HY

HUGHES **HS** SEALEY

Welcome to... SHENVALLAH

Welcome to Shenvallah, a wonderful three-bedroom detached family home, beautifully presented and located in this highly desirable village. Offering a wealth of internal space across the two floors, the property further benefits from a mature wrap around garden, that backs onto open fields, driveway parking and a detached double garage with 1st floor home office and it is because of the above, that this property comes with a high recommendation to view.

Internally, the home is accessed via the central entrance hall which allows access to all the ground floor rooms whilst the stairs rise to the first floor.

To the right of the entrance is the spacious living room which benefits from double aspect windows and a central log burning stove which provides the room with a focal point. To the head of the room, French doors lead through to the garden room.

The garden room is a wonderful size and enjoys plenty of natural light from the large windows that run across the rear elevation, which also then allow the owner to enjoy views over the garden and neighbouring paddock. French doors give access onto the rear terrace whilst an opening brings you neatly into the kitchen/breakfast room.

The kitchen enjoys a wealth of units which sit alongside a host of integrated appliances. The room features a central island, tiled floor and inset spotlights whilst the room also allows access to the snug, utility room and cloakroom. Upstairs the spacious landing leads to all three bedrooms and the modern, family bathroom. The master bedroom is a lovely space and enjoys a walk in wardrobe and a modern, three-piece, en suite shower room. Completing the home is a large loft space, which subject to the relevant planning consents being obtained, could be converted so providing the home with a 4th bedroom.













Explore outside... SHENVALLAH

Externally, to the front is a large, gravelled driveway allowing parking for 4-5 cars, whilst there is additional parking behind the gates which is ideal for a caravan/boat. There is also a wall mounted electric charger for EV cars. Furthermore, the home benefits from a large double garage benefiting from light and power, plus water and drainage connections whilst stairs lead to the first floor where the room has been converted to a 1st floor home office space.

To the side and rear of the property are lawned gardens with the rear garden enjoying a paved and decked terrace. The garden is enclosed by panel and picket fencing.

LOCATION

The village of Dauntsey is centrally located between the larger centres of Chippenham c.6 miles, Malmesbury c.6 miles and Wootton Bassett c.7

miles. Dauntsey offers access to the M4 Motorway at either junctions 16 or 17, giving good access to the commercial centres of Swindon and Bristol. Mainline rail services are available from either Chippenham, or Swindon (London Paddington c.55 mins). The village has a primary school centrally located within it.

KEY FEATURES

- A wonderful three bedroom detached family home, located in this sought after village
- The home is well presented and as such is ready to move into and enjoy
- To the front of the home is a large driveway, allowing for off road parking for 4-5 cars
- Detached double garage with 1st floor home office
- Internally the home enjoys a central entrance hall, cloakroom and utility

room

- Further rooms include the living room, snug, kitchen/breakfast room and garden room
- To the first floor is a spacious landing, three bedrooms and a family bathroom
- Master bedroom with fitted wardrobes and three piece en suite shower room
- Garden wraps around two sides of the property. The home enjoys views over a neighbouring paddock
- A property that comes with a high recommendation to view

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: SN15 4HY.

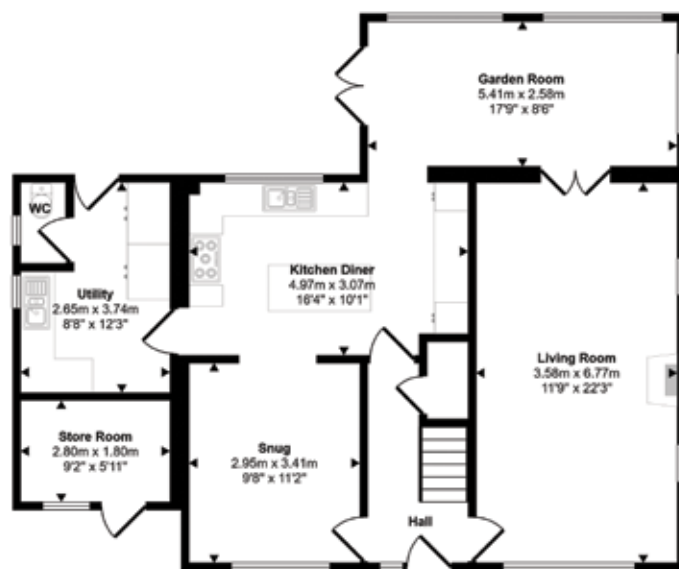






Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
222 sq m / 2389 sq ft



Ground Floor
Approx 91 sq m / 981 sq ft

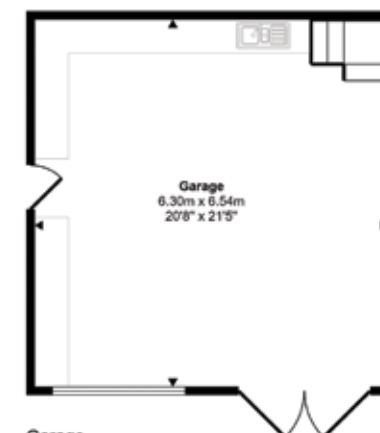
Denotes head height below 1.5m



First Floor
Approx 65 sq m / 699 sq ft



Second Floor
Approx 25 sq m / 265 sq ft



Garage
Approx 41 sq m / 444 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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