



Church Lane, Stanton Fitzwarren, SN6 7SB

£1,000,000  
(Offers in excess of)

*Hanley's*

## Church Lane Stanton Fitzwarren

An impressive detached property set within beautifully maintained extensive gardens and situated on a private lane within the conservation area of Stanton Country Park. The stunning four/five bedroom property, set in approximately one third of an acre offers quiet and tranquil surroundings in this sought after village location. The extended property offers spacious accommodation arranged over three levels which has been tastefully updated throughout by the present owners including solid wood floors, updated kitchen units with black granite work surfaces and Ripples of Bath bathroom suite. The ground floor comprises: Entrance porch, hall, dining room with double doors to the living room with woodburning stove and stone surround with door to the rear garden, re-fitted kitchen/breakfast room with walk in pantry, built-in dishwasher, double oven and hob, breakfast bar and door opening onto the rear garden, separate utility room and ground floor bathroom. To the first floor is a shower room with walk-in shower and dual wash hand basins and three bedrooms with far reaching rural views; two with built-in wardrobes. To the second floor is bedroom four, currently used as an office which leads via a door through to bedroom five; both with built-in storage. Outside to the front is a large driveway offering parking for several vehicles accessed via double gates, detached garage with power, light and electric roller door and access to the beautifully maintained established gardens which surround the property, large patio area with pizza oven, summer house with power, decorative rose garden and raised vegetable beds. The property further benefits from gas radiator central heating, partial double glazing and Vicarma fireproof doors throughout.

Tenure: Freehold. Council Tax Band: G. EPC: D 68



**DISCLAIMER.** These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plan measurements and distances are approximate only. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.





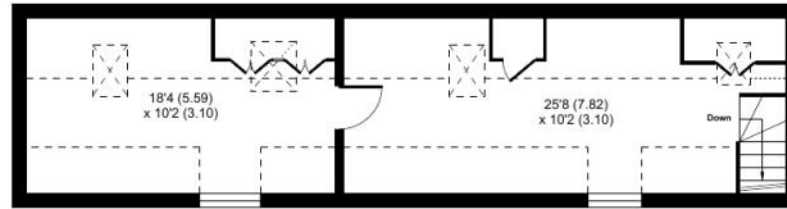




# Church Lane, Stanton Fitzwarren, Swindon, SN6

Approximate Area = 1990 sq ft / 184.8 sq m  
 Limited Use Area(s) = 246 sq ft / 22.8 sq m  
 Garage = 172 sq ft / 15.9 sq m  
 Total = 2408 sq ft / 223.5 sq m

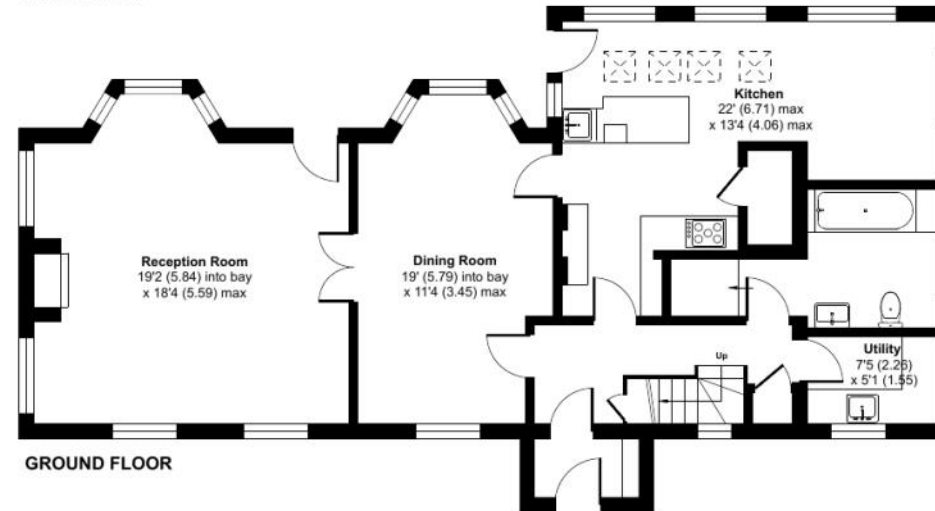
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Hanleys Estate Agents. REF: 989140

Hanley's Estate Agents  
 25 High Street, Highworth, SN6 7AG  
 Tel: 01793 762005 mail@hanleys.co.uk



