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Baytree Cottage 23 Sandy Lane, Chippenham, Wiltshire, SN15 2QA

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Baytree Cottage 23 Sandy Lane, Chippenham, Wiltshire, SN15 2QA

Offers In Excess Of £795,000

A most attractive and extensively renovated, Grade II Listed, five bedroom, three reception room, four bathroom detached house which backs onto beautiful countryside in the popular village of Sandy Lane.

- Grade II Listed, Detached House
- Five Double Bedrooms, Three Reception Rooms
- Three Bathrooms & A Shower Room
- Extensively Renovated & Beautifully Presented
- Detached Garden Office/Studio
- Cottage Style Garden
- Garage & Ample Driveway Parking
- Stunning Views To The Rear
- Great Access to the Towns of Chippenham & Devizes
- No Onward Chain

Freehold

EPC Rating









OFFERED WITH NO ONWARD CHAIN-The current owners of Baytree Cottage have imaginatively and sympathetically transformed three Grade II Listed, derelict cottages into a most attractive and incredibly spacious detached house.

Situated within the lovely "Sandy Lane" village, the property provides good access to Chippenham, Calne and Devizes towns offering a wide range of amenities and the property is located on the edge of the "Bowood Estate".

The property offers versatile accommodation over three floors comprising;

Ground Floor
Entrance hall with study area to the side, fabulous 28' sitting room opening onto the garden, snug/family room with feature fireplace, bespoke fitted country kitchen with a integrated appliances, central island and under floor heating, utility cupboard, dining room, rear lobby with cloakroom off.

First Floor
Large landing, generous double bedroom with vaulted ceiling, dressing room and en suite bathroom, good sized double bedroom with vaulted ceiling and en suite shower room, two further double bedrooms and a 'Jack and Jill' bathroom.

Second Floor
Master bedroom with wonderful rural views to the rear, eaves storage, dressing room with an adjoining contemporary bathroom which has a double Jacuzzi bath.

Externally, there is a large gravelled driveway to the right hand side of the property for parking numerous vehicles, two useful outbuildings, a detached single garage and a pretty garden with a variety of roses, flowers and shrubs. To the left hand side of the property there is a predominately lawned garden with paved patio seating area, gravelled seating area, original well, flower and shrub beds. A detached garden office/studio with solar panels which provide electricity to the sockets and lights.

Situation
Sandy Lane is a small village situated between the villages of Bromham and Derry Hill in an Area of Outstanding Natural Beauty. The property is ideally situated for countryside walks to Lacock and Spye Park. The nearby village of Derry Hill has a primary school, post office/shop, church and public house. Bowood House and Gardens, and Bowood Golf Club are situated nearby and more comprehensive amenities are available in nearby Chippenham, including mainline railway station (London-Paddington) and the M4 motorway at Junction 17 offering good motor commuting to the major centres of Bath, Bristol, Swindon and London. Bristol airport is approximately 26 miles away.

Property Information

Council Tax Band: E

Freehold

Mains gas, electricity, water and drainage.

Gas central heating

EPC Rating; Grade II listed and therefore exempt

Property Information
Council Tax Band: E

Freehold

Mains electricity, water and drainage.

Underfloor heating in the Kitchen

EPC Exempt

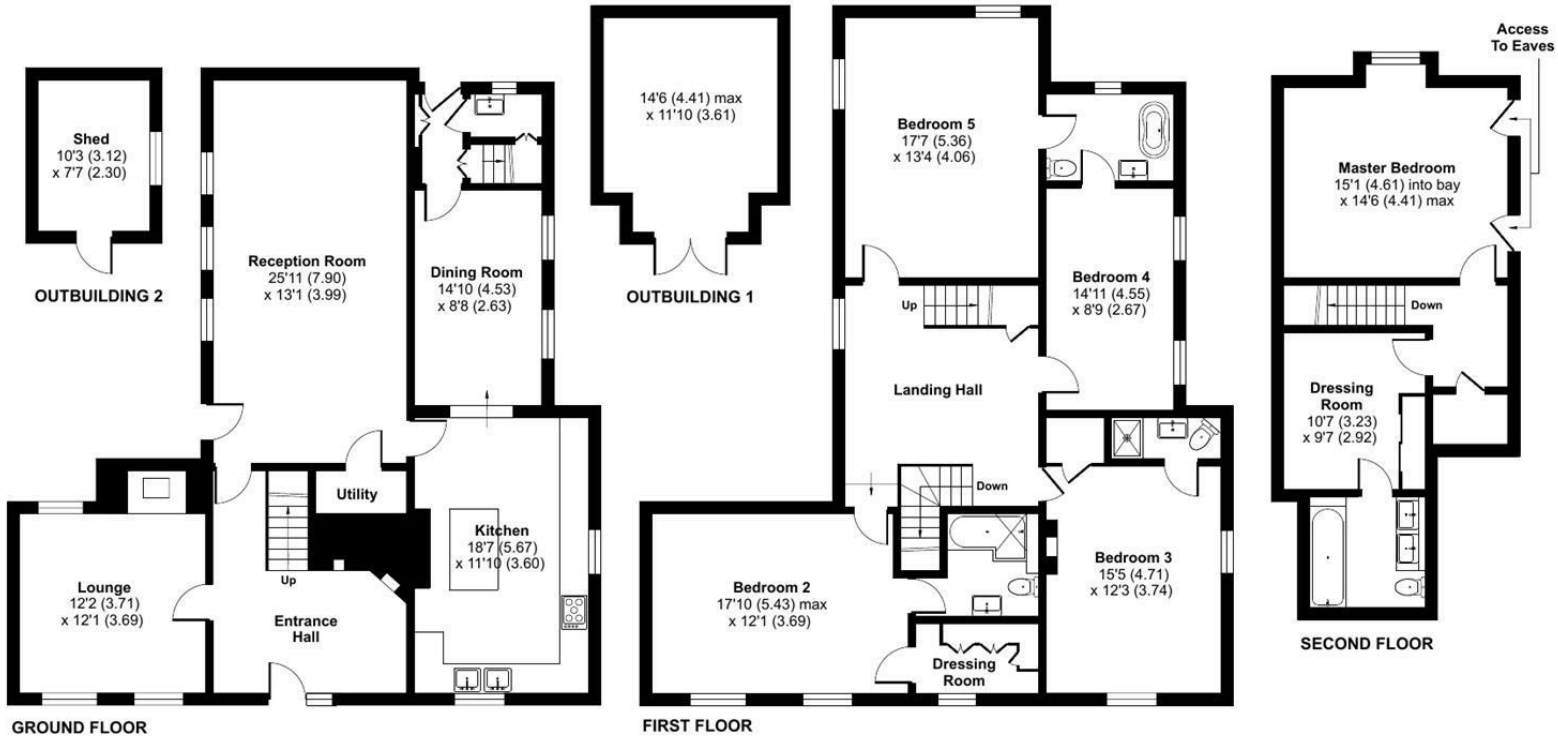






Sandy Lane, Chippenham, SN15

Approximate Area = 2795 sq ft / 259.6 sq m
Outbuilding = 238 sq ft / 22.1 sq m
Total = 3033 sq ft / 281.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Strakers. REF: 1336809

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