



**PETERBOROUGH LODGE,  
DAUNTSEY LOCK, CHIPPENHAM**

**Carter Jonas**

# PETERBOROUGH LODGE, DAUNTSEY LOCK, CHIPPENHAM, SN15 4HD

## A UNIQUE OPPORTUNITY TO ACQUIRE AN EQUESTRIAN PROPERTY WITH FURTHER BUSINESS PROSPECTS.

### AMENITIES

- Approx. 3 Acres of Lane
- Stables
- Barn
- Business Opportunity
- Rural Location
- Five Bedroom House
- Garden
- Parking

### SITUATION

Dauntsey Lock is a small village situated on the banks of the River Avon and is known for its picturesque scenery and tranquil atmosphere. The village is home to a number of historic buildings, including the Dauntsey Lock Canal Bridge, which was built in the 18th century and is still in use today. There is a village pub, school and a strong sense of community with a number of local events and sports teams and clubs. The surrounding countryside is also popular with walkers and cyclists, with a number of scenic routes to explore. Dauntsey Lock is centrally located between the larger centres of Chippenham c.6 miles, Malmesbury c.6 miles and Wootton Bassett c.7 miles. The village 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).

### DESCRIPTION

Peterborough Lodge is a unique opportunity to acquire this equestrian property set in the rural village of Dauntsey Lock. The property is set in approximately 3 acres of land which is enclosed by post and rail fencing. There are three full sized stables opening out onto an area of hardstanding perfect for turning out horses and is large enough for a horse box. A large barn provides storage but could be utilised as a hay barn. The property offers a business prospect as a camping business, with there being five areas of hardstanding for camping pitches and there is a washroom and shower room for guests to use.

The house itself offers good sized accommodation throughout, with the real heart of the home being the open plan kitchen/sitting room with doors opening out onto the garden. It is the perfect place for family and for entertaining guests. A study, utility/boot room and a fifth bedroom and shower room complete the downstairs accommodation. Upstairs there are four further bedrooms and a bathroom, with the main bedroom having its own ensuite bathroom and wonderful views over the land and countryside beyond.



### OUTSIDE

The property is accessed via double iron gates which open onto an area of hardstanding providing parking for several vehicles. The garden of the house is fully enclosed and is laid to lawn with mature hedge borders. A five-bar gate provides access to the acreage where there are five hardstanding pitches for a camping business. A stable block accessed via a separate five-bar gate provides three full stables. A separate detached barn can be used for storage or as a hay barn and has a shower room and washroom, perfect for use by camping guests or for washing down the riding gear.

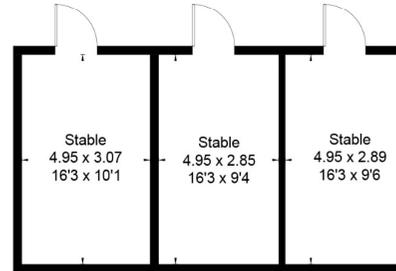
**GUIDE PRICE:** £875,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office

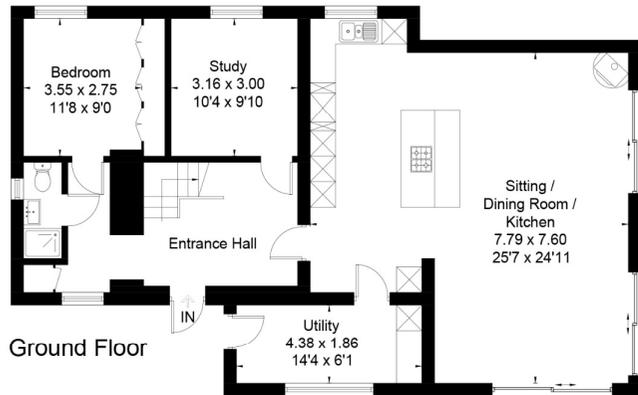


Classification L2 - Business Data

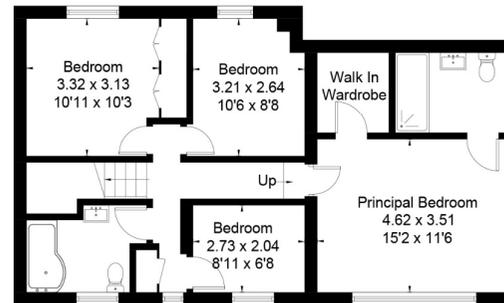
Dauntsey Lock Chippenham, SN15  
 Approximate Area = 1926 sq ft / 178.9 sq m  
 Outbuilding = 1066 sq ft / 99 sq m  
 Total = 2992 sq ft / 277.9 sq m



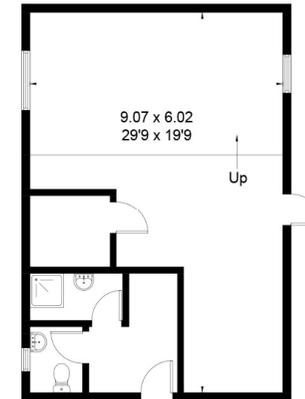
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #83196

**SERVICES AND MATERIAL INFORMATION**

- Freehold
- Mains water, mains drainage. oil fired central heating.
- Council tax band: E
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website

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**IMPORTANT INFORMATION**

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