



PETERBOROUGH LODGE,
DAUNTSEY LOCK, CHIPPENHAM

Carter Jonas

PETERBOROUGH LODGE, DAUNTSEY LOCK, CHIPPENHAM, SN15 4HD

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.

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



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.

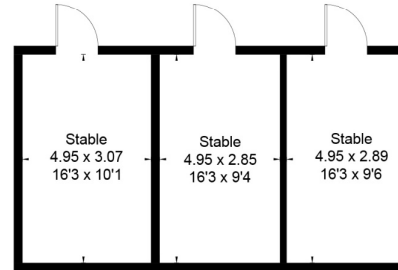
GUIDE PRICE: £875,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

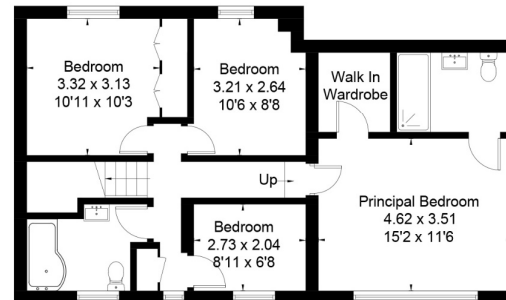
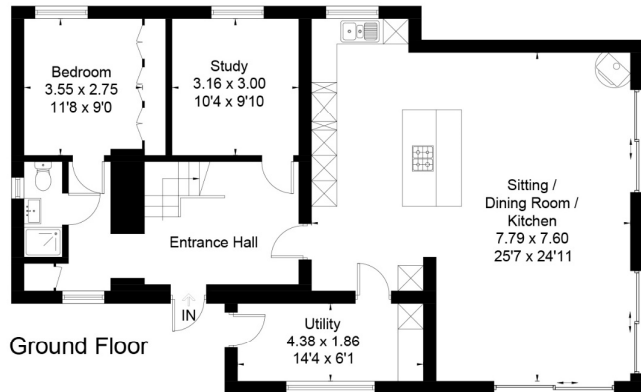


Classification L2 - Business Data

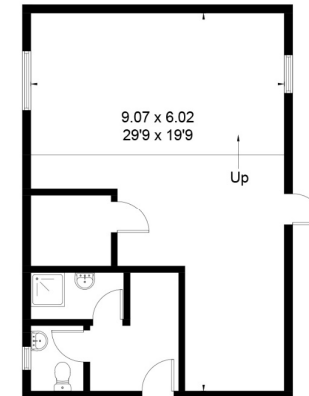
Dauntsey Lock Chippenham, SN15
 Approximate Area = 1926 sq ft / 178.9 sq m
 Outbuilding = 1066 sq ft / 99 sq m
 Total = 2992 sq ft / 277.9 sq m



(Not Shown In Actual Location / Orientation)



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

Marlborough 01672 514 916
 93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
 Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
 INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business Data