



2 Fairview, Dauntsey, SN15 4EH

- IMPRESSIVE
- Four Double Bedrooms
- Two En-Suites
- Three Reception Rooms
- Orangery
- Utility Room
- Cloakroom
- Double Garage
- Ample Parking
- Viewings Recommended!



## 2 Fairview, Dauntsey, SN15 4EH

£569,995

A very IMPRESSIVE four double bedroom detached family home with double garage, three reception rooms, two en-suites and an orangery pleasantly positioned in the heart of the picturesque village of Dauntsey. This spacious accommodation comprises an entrance hall which leads to a cloakroom, dining room, study, an impressive living room with a cast iron multi fuel burner opening through to a beautiful light and airy orangery, kitchen and utility room. From the entrance hall, a carpeted staircase rises to the first floor landing which, in turn leads to a family bathroom and four double bedrooms with the master boasting a separate dressing area and en-suite bathroom room with 4 piece suit and a generous sized second bedroom with en-suite shower room. Outside and to the rear is a beautifully maintained and mature garden measuring approx 100ft x 50ft whilst to the front set back from the main road is a garden laid to lawn with drive way parking for several vehicles in front of the double garage. The double garage has both power and lighting with electric roller doors, boarded storage over with a personal door to the rear garden. Further attributes include uPVC double glazing and oil fired central heating. Viewings on this property are highly recommended so call Alan Hawkins Property Sales today on 01793 840222.

Front Entrance Door to the

### Entrance Hallway

Laminate flooring, skimmed ceiling, single pendant light, engineered oak flooring, double panelled radiator, telephone point, carpeted staircase to the First Floor Landing, door to under stairs storage, door through to the

### Cloakroom

Textured ceiling, single pendant light, uPVC double glazed window to the side elevation, vanity wash hand basin, low level w.c. single panelled radiator, tiled flooring,

From the entrance hall, door to

### Third Reception Room/Study

**12'7 x 6'8 (3.84m x 2.03m)**

Skimmed ceiling, three Led inset spotlights, laminate flooring, uPVC double glazed window to the front elevation,, single panelled radiator.

From the entrance hall, door to

### Dining Room

**12'4 x 10'7 (3.76m x 3.23m)**

Textured ceiling, single pendant light, laminate flooring, box bay window with uPVC double glazing, double panelled radiator, door through to the

### Living Room

**16'1 x 12'7 (4.90m x 3.84m)**

Textured ceiling, three-way pendant light, fitted carpet, uPVC double glazed window to the side elevation, fireplace, with a cast iron multi-fuel burner with a marble hearth, Spanish lime stone surround and mantle piece,, telephone point, t.v. point, Sky point (subject to contract), large open archway through to the

### Orangery

**14'11 x 12'7 (4.55m x 3.84m)**

uPVC double glazed glass panelled roof with individual blinds, oak flooring, triple aspect with uPVC double glazed window to the side elevation, to the rear elevation with uPVC double glazed French doors leading onto the patio, electric double panelled oil filled radiator, t.v. point,

From the Entrance Hall, door to the

### Kitchen

**14'3 x 10'7 (4.34m x 3.23m)**

Textured ceiling, eight Led inset spot lights, flagstone tiled flooring, double panelled radiator, uPVC double glazed window to the rear elevation, granite worktops with inset one and a half bowl stainless steel sink with side drainer, granite splash back surrounds with a further tiled surround above, integrated four ring induction hob with stainless steel splash back and stainless steel extractor fan over, integrated double oven and grill, space and plumbing for dishwasher, extensive range of oak finished base and wall units and drawers with soft close feature, Full length floor to ceiling corner carousel, wine rack, two further base pull-out corner units, door to the

### Utility Room

**14'7 x 6'1 (4.45m x 1.85m)**

Textured ceiling, two pendant lights, uPVC double glazed window to the rear elevation, uPVC double glazed obscure door to the side elevation leading to the rear garden, single panelled radiator, tiled flooring, roll top work surface, splash back tiled surround, stainless steel sink and side drainer, double base unit and wine rack under with space and plumbing for washing machine, space for American upright fridge/freezer, space for tumble drier, floor to ceiling double storage cupboard.

From the entrance hall, a carpeted staircase leads to the

### First Floor Landing

Textured ceiling,, single pendant light, fitted carpet, uPVC double glazed window to the rear elevation, loft hatch to a partially boarded loft storage area with pull-down ladder, and lighting. Door to

### Master Bedroom

**18'1 max x 11'7 max (5.51m max x 3.53m max)**

Textured ceiling, two single pendant lights, two uPVC double glazed windows to the rear elevation, double panelled radiator, fitted wardrobe with sliding doors, shelving and double hanging rails, t.v. point and door through to the

### En Suite Shower Room

**8'4 x 7'10 (2.54m x 2.39m)**

Textured ceiling, four inset Led spot lights, obscure uPVC double glazed window to the rear elevation, tiled flooring, chrome ladder-style heated towel rail, four piece suite comprising corner bath, vanity wash hand basin and double width shower cubicle with power shower over and tiled splash back surround, low level w.c.

From the landing door to

### Bedroom 2

**15'3 x 10'8 (4.65m x 3.25m)**

Textured ceiling, single pendant light, uPVC double glazed window to the front elevation, fitted carpet, single panelled radiator, fitted dressing table with drawer unit, fitted double and single wardrobes both with shelving and hanging space,. Door to the

### En Suite Shower Room

**8'7 x 5'3 (2.62m x 1.60m)**

Skimmed ceiling, four Led inset spot lights, extractor fan, tiled flooring, uPVC obscure double glazed window to the front elevation, corner shower cubicle with electric shower, tiled splash back surround, electric power shower, chrome ladder-style heated towel rail, vanity wash hand basin, low level w.c.,

From the landing, door to

### Bedroom 3

**11'7 x 9'10 (3.53m x 3.00m)**

Textured ceiling, single pendant light, fitted carpet, uPVC double glazed window to the rear elevation, single panelled radiator, double doors to a fitted wardrobe with shelving and hanging rail, fitted dressing table with drawers, single wardrobe with shelving and hanging rail, two sets of drawer units,

From the landing, door to

### Bedroom 4

**11'7 x 9'1 (3.53m x 2.77m)**

Textured ceiling, single pendant light, fitted carpet, uPVC double glazed window to the front elevation, single panelled radiator

On the landing door to Airing cupboard with slatted shelving, hot water cylinder and immersion heater. Door to

### Family Bathroom

**8'7 x 5'3 (2.62m x 1.60m)**

Textured ceiling, single pendant light, tiled flooring, obscure uPVC double glazed window to the front elevation, chrome ladder-style heated towel rail and suite comprising pedestal wash hand basin, bath with electric power shower over, low level w.c.,

### Double Garage

**17'11 x 17'2 (5.46m x 5.23m)**

Two electric roller doors, personal door from the rear garden, uPVC double glazed window to the rear elevation, power and lighting, eaves storage over.

### Rear Garden

**approx 100 x 50 (approx 30.48m x 15.24m)**

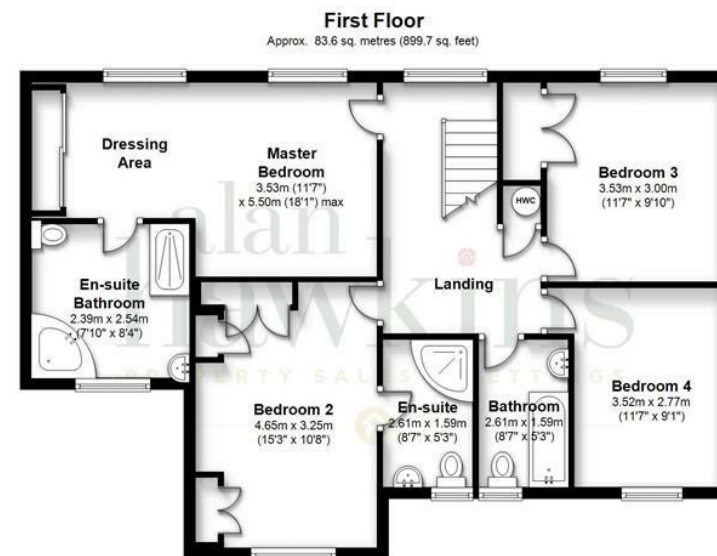
Westerly facing , fully enclosed, none-overlooked rear garden with patio seating area, neatly laid to lawn and surrounded by flower beds with a circular feature flower bed, silver birch trees and fruit trees. To the side of the property there is gated access to the front and on the other side there is a timber framed shed (two sheds included).

### Outside and to the Front

A gravel driveway with parking for several vehicles to the front of the garage. Garden laid to lawn, surrounded by flower beds and picket fencing. Distant farmland views to the front and rear of the property.







Total area: approx. 206.4 sq. metres (2221.9 sq. feet)

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