



**St. James, Dauntsey, SN15 4HJ**

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- Extended Three Bedroom House
- Envious Position With Far Reaching Views
- Kitchen/Diner
- Living Room With Wood Burner
- Privately Owned Solar Panels
- Large Gated Driveway
- Entrance Porch & Hallway
- Rear Lobby
- Bathroom With Separate Shower
- A must See Property

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# 1 St. James Dauntsey, SN15 4HJ

£335,000

Situated in the peaceful village of Dauntsey, this beautifully presented three-bedroom countryside residence offers a wonderful blend of rural charm and modern comfort. With far-reaching views over open farmland to the front, side and rear, this property provides a serene and relaxing retreat, perfect for those looking to enjoy village life surrounded by nature.

To the front, an extensive gated driveway, secured by traditional five-bar wooden gates, offers generous parking for several vehicles. Inside, the home is immaculately maintained, beginning with a welcoming entrance porch that opens into a central hallway. A practical boot room provides useful storage with space to add a downstairs WC if desired.

The heart of the home is a spacious open-plan kitchen and dining area, ideal for entertaining or family life, with a rear lobby leading directly out to the garden. The impressive 16ft dual-aspect living room features a wood-burning stove, perfect for cosy evenings in. There is also a bright and versatile sunroom, ideal as a family room,

home office, or quiet reading space.

Upstairs, you'll find three well-proportioned bedrooms, each enjoying lovely countryside views along with a modern family bathroom featuring a four-piece suite.

The rear garden is a true highlight, well-maintained and siding directly onto open farmland, it offers a peaceful and private setting for outdoor living. A charming garden room adds to the appeal, perfect for entertaining, hobbies, or simply relaxing in the sunshine.

This eco-conscious home also benefits from privately owned solar panels, an air source heat pump installed in c2021, and uPVC double glazing, offering improved energy efficiency and reduced running costs.

A delightful countryside home with rural views, modern features, and flexible living space. Viewing is highly recommended to fully appreciate what this property has to offer.



## Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

## Council Tax: Wiltshire Council

Tax Band C For year 2025/26 = £2097.58

For information on tax banding and rates, please call Wiltshire Council

## Tenure

Freehold

Gas - None

Heating - Air Source Heat Pump

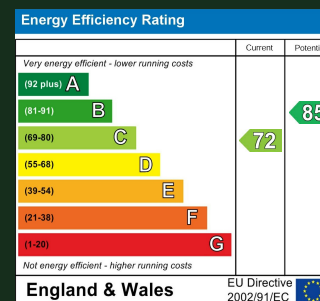
Electric - Mains

Water - Mains

Drainage - Mains

Internet - Up to 1600\* Mbps available  
download speed

## Energy Efficiency Rating (England & Wales)











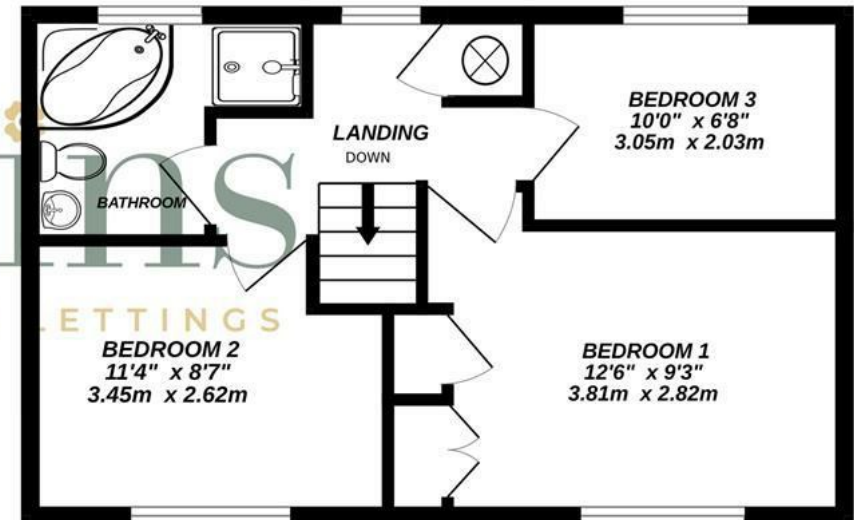
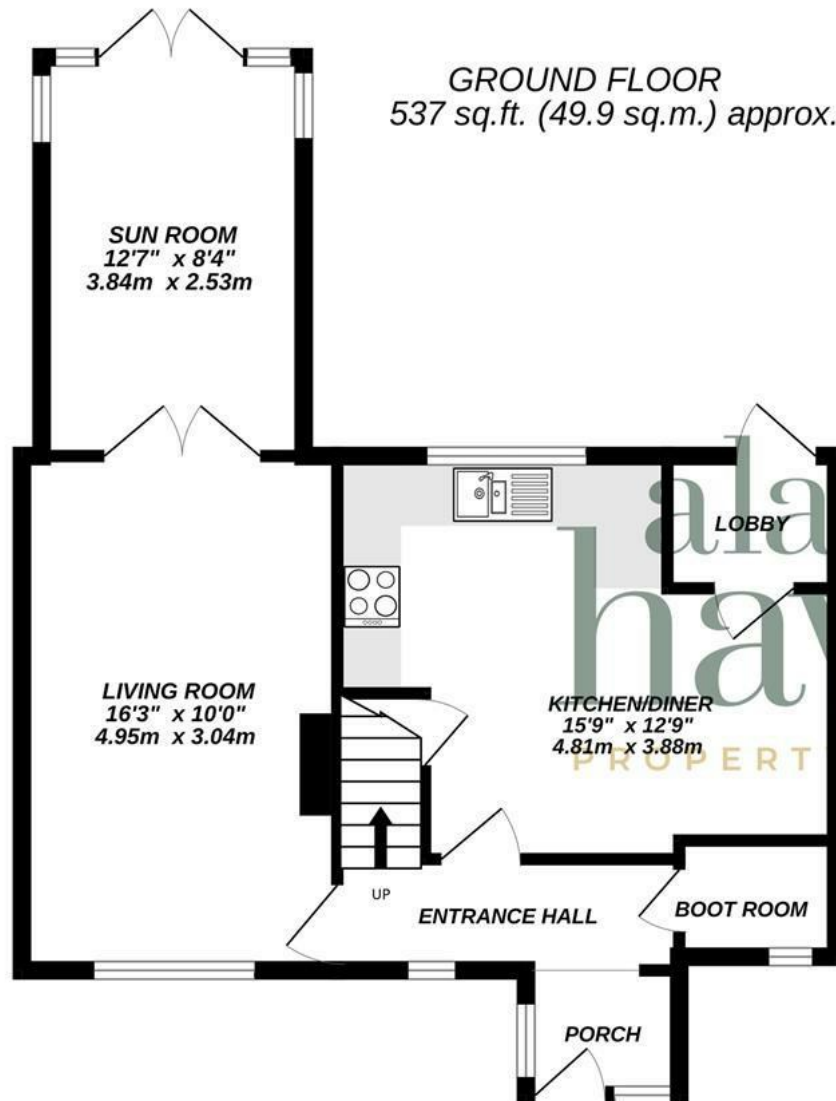






**GROUND FLOOR**  
537 sq.ft. (49.9 sq.m.) approx.

**1ST FLOOR**  
408 sq.ft. (37.9 sq.m.) approx.



**TOTAL FLOOR AREA : 945 sq.ft. (87.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Alan Hawkins

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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

