

Chapel Cottage, Ermin Street, Baydon, Marlborough, Wiltshire, SN8 2JF

Freehold

Guide Price **£580,000**

jones robinson

SIMUL MOVERE



Chapel Cottage is a deceptively spacious and characterful four bedroom detached family home, converted from a Methodist chapel offering 1670 sqft of accommodation in a rural village.

- Living room with fireplace
- Kitchen/breakfast room
- Dining/family room
- Woodburning stove
- Garage
- Driveway parking
- St Johns School catchment area
- Desirable village location
- Chain free

SITUATION

Baydon is a delightful and sought after village found on the old Roman Road in Ermin Street. Younger children are well served by Baydon's village school within a short walking distance. It is also catchment for the prestigious Ofsted 'Outstanding' St John's Academy. St Nicholas Church is located in the centre of the village, with a village shop and post office nearby. Baydon provides easy access to the M4, approximately 6 miles to junction 14 and 7 miles to junction 15. Railway access is 9 miles away in Hungerford.

DESCRIPTION

Chapel Cottage provides light, spacious and versatile accommodation arranged over two floors, retaining an abundance of character alongside the expectations of a modern family home.

The generous living room features an open fireplace, while at the heart of the property is a well-appointed kitchen/breakfast room, fitted with solid wood cupboards complemented by oak worktops. A useful utility room and downstairs cloakroom add to the practicality.

Beyond the kitchen, a bright dining/family room provides a welcoming space for everyday living and entertaining, with a woodburning stove creating a cosy focal point. This room flows naturally through to the conservatory, which enjoys views and access to the garden.

Upstairs, there are four well-proportioned bedrooms, with the main bedroom benefitting from an en-suite shower room, together with a family bathroom. The accommodation offers excellent flexibility for family life, working from home or accommodating visiting guests.











OUTSIDE

To the front of the cottage, the property is approached through automated gates onto a gravel driveway providing ample off-road parking for several vehicles. The driveway is bordered by pretty flower beds and mature shrubs, creating an attractive and welcoming approach. The garage is currently used as a useful storage room and benefits from power and light, together with convenient side access.

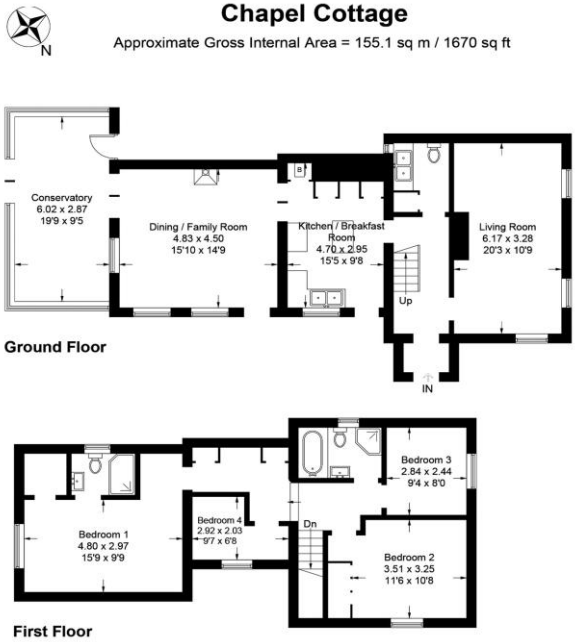
The secluded rear garden is enclosed and well established, with mature trees and hedging providing a good degree of privacy. There is a level lawned area and a generous patio, creating a lovely setting for outdoor dining and entertaining during the warmer months. Side access connects the rear garden with the front of the property.

SERVICES & MATERIAL INFORMATION

Mains services are connected including gas and the property has a septic tank.
EPC rating: D
Council tax band: E

What3words: many.wobbles.almost





If there are any queries in relation to these property particulars, please contact this office to check the information. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. The Jones Robinson Group and the vendors of this property give notice that:

1) The sales particulars are intended to provide accurate and reliable information regarding the property for the guidance of intending purchasers. Whilst all descriptions, reference to condition, dimensions, areas, and measurements are believed to be accurate any intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection as to their correctness. 2) The particulars do not constitute part of an offer or contract with prospective purchasers. 3) All curtains, carpets, blinds equipment, light fittings and fixtures are deemed to be removable by the Vendor unless specifically negotiated with the sale of the property. 4) No person in the employment of the Jones Robinson Group has any authority to make or give representation or warranty whatsoever in relation to this property on behalf of the Jones Robinson Group, nor enter into any contract on behalf of the vendor. 5) We offer a wide range of services through third party providers including solicitors, mortgage providers, EPC suppliers and other contractors. You are under no obligation to use these services and it is Your discretion whether You choose to deal with these providers or use Your own preferred supplier. Our mortgage provider pays us a referral fee, the amount of which varies depending on the individual mortgage, however, the average fee received by us is £431.34 per referral (based on total referrals across all Jones Robinson offices in 2025). Our recommended mortgage provider is FirstXtra. For referrals to our recommended conveyancing firms, the average referral fee is £434.21 for Live Conveyancing or £125 for Angel Wilkins per referral (based on total referrals across all Jones Robinson offices in 2025). Contractors including EPC providers – the amount we receive varies depending on the contractor, however our average fee is £22 per referral, based on total referrals in 2025. Full details of our referral fees are listed on our website.

Jones Robinson
5 Market Place
Lambourn
RG17 8XU
01488 73337
lambourn.sales@jonesrobinson.co.uk www.jonesrobinson.co.uk

Scan here to use our home buying app

jones robinson
SIMUL MOVERE