



Nestled in the desirable area of Hunters Field, Chippenham, this stunning detached house offers an exceptional living experience for families and individuals alike. With five spacious bedrooms, this home provides ample room for relaxation and privacy. The property boasts two well-appointed en suites, along with an additional family bathroom, ensuring convenience for all residents.

The heart of the home is undoubtedly the fabulous modern kitchen and dining area, which seamlessly flows into a welcoming family space that overlooks the lovely rear garden. This design creates an inviting atmosphere, perfect for entertaining guests or enjoying family meals. The lounge, featuring a charming bay window, adds a touch of elegance and warmth to the property, while a dedicated study and cloakroom enhance its practicality.

For those seeking an active lifestyle, the converted garage serves as a versatile gym, complete with storage, allowing you to maintain your fitness regime from the comfort of your own home. The delightful rear garden is a true highlight, offering a serene outdoor retreat with a lovely seating area, ideal for enjoying sunny afternoons or hosting gatherings.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Situation - Chippenham

Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and

the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Property Information

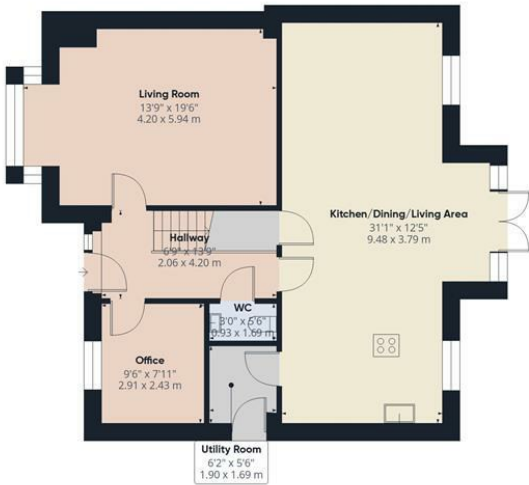
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band F

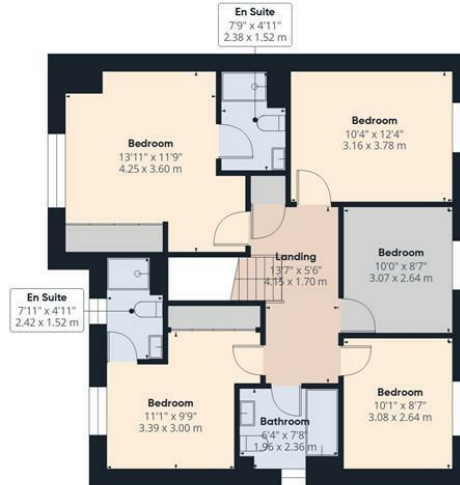
Tenure - Freehold - Service Charge - TBC



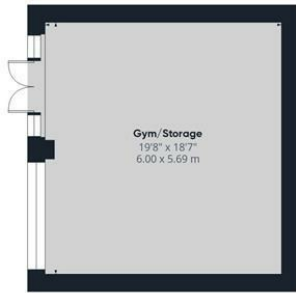




Ground Floor Building 1



First Floor Building 1



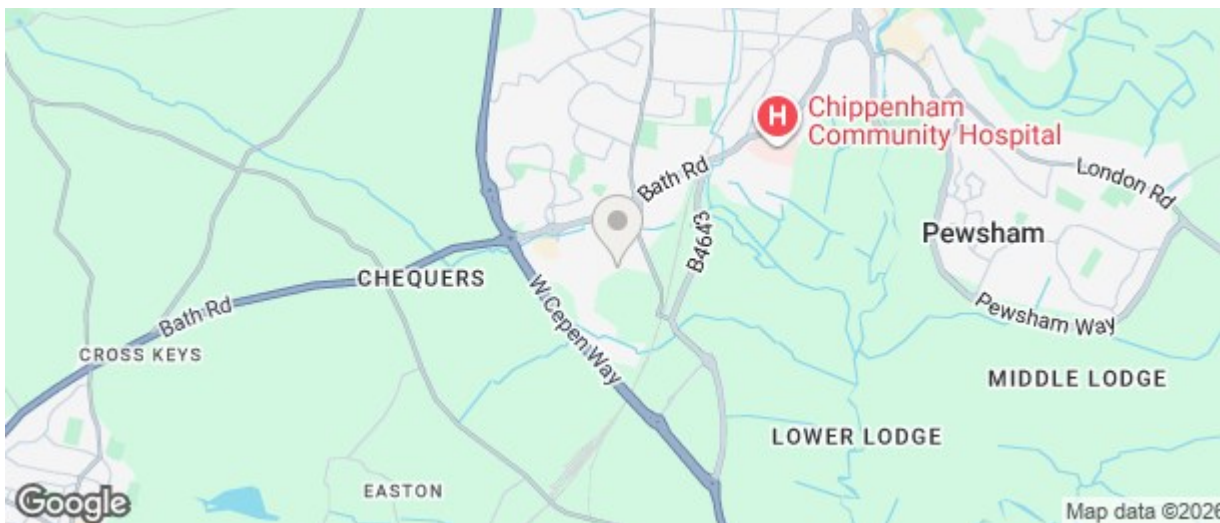
Ground Floor Building 2

Approximate total area⁽¹⁾
2069 ft²
192.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing