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Great Mead, Chippenham

Price Guide £325,000

An impressive semi-detached eco home offering stylish, light-filled accommodation arranged over three spacious floors. The property features a welcoming entrance hall with cloakroom, a superb L-shaped living/dining room with French doors opening onto the rear garden, and a modern fitted kitchen with ample storage and workspace.

Upstairs offers four generous double bedrooms, including a principal bedroom with en-suite shower room, alongside a contemporary family bathroom.

Externally, the enclosed rear garden enjoys a large patio seating area with gated rear access to the garage & parking.

Designed by Linden Homes with energy efficiency in mind, the property benefits from high levels of insulation and efficient heating system. Ideally located close to Chippenham town centre, the mainline railway station with direct links to London Paddington, Bath Spa and Bristol Temple Meads, plus nearby riverside walks, parks, leisure facilities and golf course.

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

Full Summary

An exceptional semi-detached eco-home offering beautifully designed, light-filled accommodation arranged over three spacious floors. Situated within the sought-after and privately maintained 'Market Quarter' development in Chippenham, this impressive townhouse was individually designed by Linden Homes with energy efficiency and modern family living in mind.

The welcoming entrance hallway leads to a cloakroom and an impressive L-shaped living/dining room, perfectly suited for both entertaining and everyday living. French doors open onto an enclosed garden laid to a large patio area, seamlessly connecting the indoor and outdoor spaces. The contemporary fitted kitchen provides an excellent range of wall and base units along with ample worktop space.

To the upper floors are four well-proportioned double bedrooms, including a superb principal bedroom featuring a stylish en-suite shower room. The family bathroom is fitted with a modern three-piece suite.

Externally, the property enjoys an enclosed rear garden with gated access to the garage situated to the rear of the property.

Parking is conveniently provided with one allocated space and a single garage situated beneath a coachhouse to the rear.

Designed with sustainability in mind, the home benefits from energy-efficient heating system and high levels of insulation. Ideally located for easy access to Chippenham town centre and the mainline railway station, offering direct services to London Paddington, Bath Spa and Bristol Temple Meads. Beautiful riverside walks can be enjoyed nearby at Monkton Park, along with golf facilities, parks and a leisure centre with swimming pool.

Situation - Chippenham

Chippenham itself 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

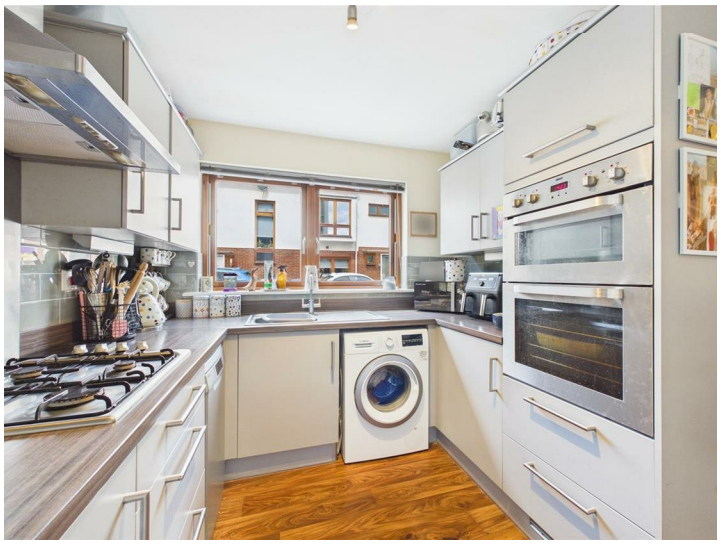
Wiltshire Council Tax - Band D

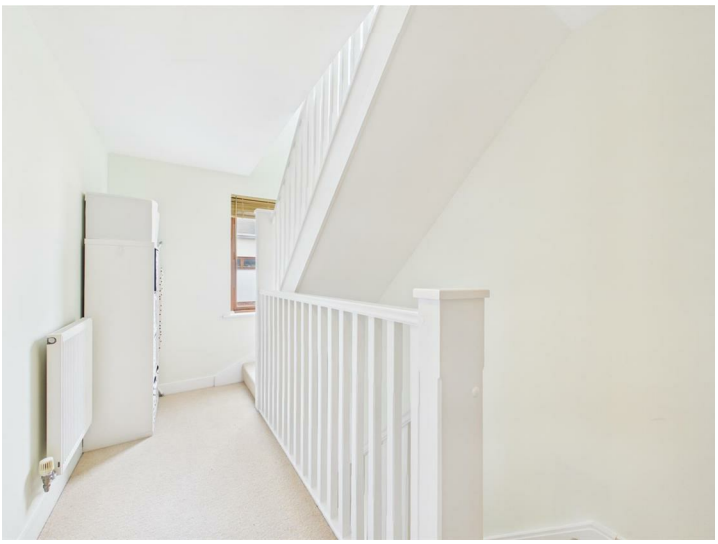
Tenure - Freehold with a Development Charge of £tbc per annum. Leasehold Garage



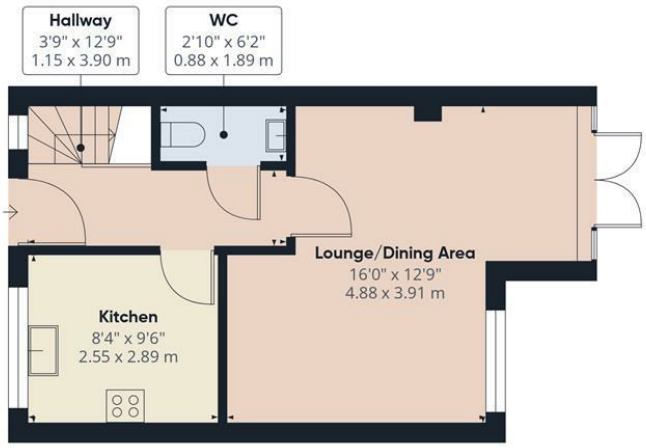


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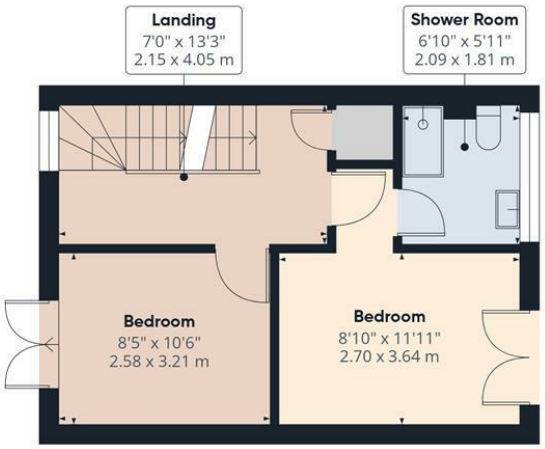




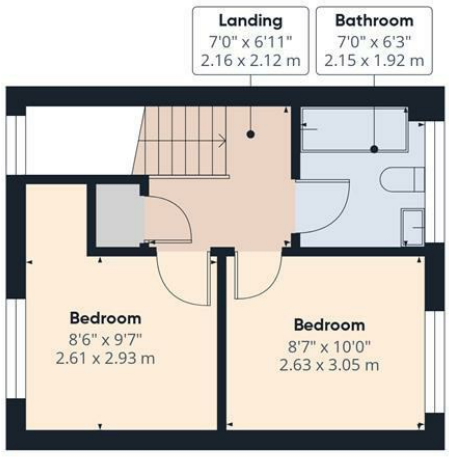




Ground Floor Building 1



First Floor Building 1



Second Floor Building 1



Ground Floor Building 2

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Approximate total area(1)

1163 ft²

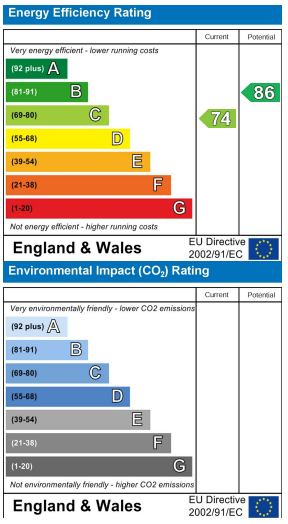
108 m²

(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.

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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

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