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Gainey Gardens, Chippenham

Price Guide £425,000

An exceptional four-bedroom detached home, beautifully positioned within the highly sought-after Birds Marsh View development on Gainey Gardens. Built in 2020, this outstanding property has been thoughtfully enhanced by the current owners, offering an impressive range of modern, energy-efficient upgrades.

These include solar panels with battery storage, electric vehicle charging point, air source heat pump with underfloor heating to the ground floor, enhanced insulation, and air conditioning throughout providing both heating and cooling for year-round comfort.

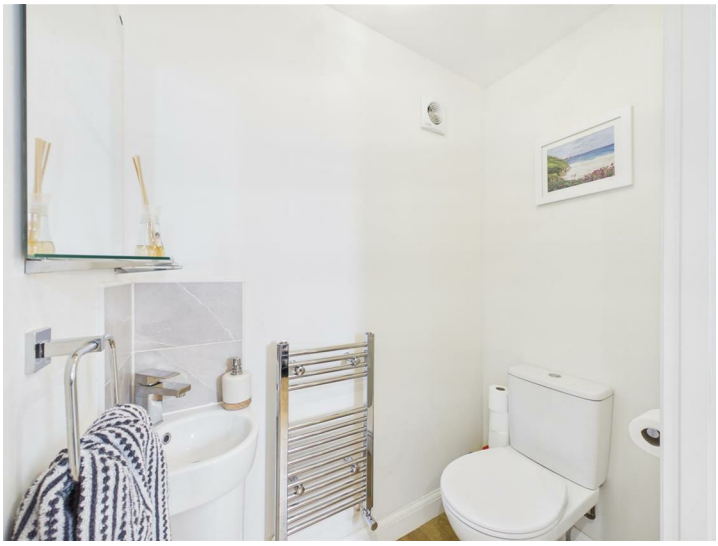
The well-designed accommodation comprises a welcoming entrance hall, cloakroom, cloak cupboard, spacious sitting room, and a stylish open-plan kitchen/dining area with a separate utility room on the ground floor. Upstairs, the first floor offers a generous landing, a superb primary bedroom with en-suite shower room, three further bedrooms, and a contemporary family bathroom.

Externally, the property continues to impress. The former single garage has been expertly converted into a versatile day room with its own en-suite shower; ideal for guests, a home office, or gym alongside a practical store room housing the solar system and additional eaves storage. The front garden is laid to lawn, while the south facing rear garden is enclosed and arranged over two attractive levels, with gated side access leading to a driveway providing off-road parking for three vehicles.

Perfectly suited for families and commuters alike, this home combines modern living with impressive eco-credentials, helping to reduce running costs while future-proofing the property for years to come.

Early viewing is highly recommended to fully appreciate everything this remarkable home has to offer.

- Nearly new build (2020) – modern construction standards with contemporary design throughout.
- Outstanding eco-credentials – solar panels with battery storage significantly reduce energy bills.
- Electric vehicle friendly – provision of EV charging point.
- High-spec open-plan kitchen/dining area – ideal for modern family life and entertaining.
- Generous parking & gardens – driveway for three cars, plus landscaped front and split-level South Facing rear garden.
- Extensively upgraded – far beyond standard specification, saving a buyer time and cost.
- Future-ready living – air source heat pump, enhanced insulation, and full air conditioning for year-round efficiency and comfort.
- Spacious and versatile layout – four well-proportioned bedrooms plus flexible living spaces.
- Converted garage with en-suite – perfect as a home office, guest suite, or gym.
- Prime location – set within a sought-after development, ideal for families and commuters.



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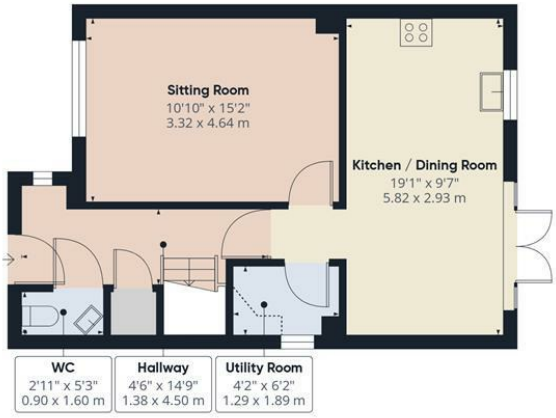

Ground Floor Building 1

First Floor Building 1

Ground Floor Building 2

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Approximate total area(1)

1161 ft²

107.8 m²

Reduced headroom

5 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

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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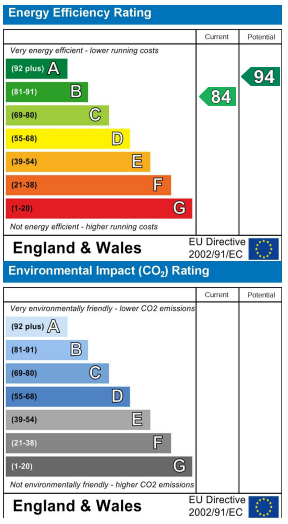

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