



Ideally situated along Marshfield Road in Central Chippenham, this splendid detached house offers a perfect blend of period elegance with modern comfort. Spanning an impressive 2,133 square feet, the property boasts an abundance of space, making it an ideal period family home.

The property's period features add much character and charm, creating a warm and welcoming environment. Upon entering, you are greeted by an impressive entrance hall that leads to two grand reception rooms, each providing a unique atmosphere for relaxation and entertainment. These versatile spaces can easily accommodate family gatherings or quiet evenings in. The refitted kitchen is the heart of the home and is complemented by an utility cupboard and extended family room with bi-folding doors opening onto the rear garden, a sun room and cloakroom complete the ground floor accommodation.

The first and second floors provide five well-proportioned double bedrooms, ensuring ample room for family members and guests. Additionally there is an en-suite to the primary bedroom and a stunning refitted four piece family bathroom suite.

## 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 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.

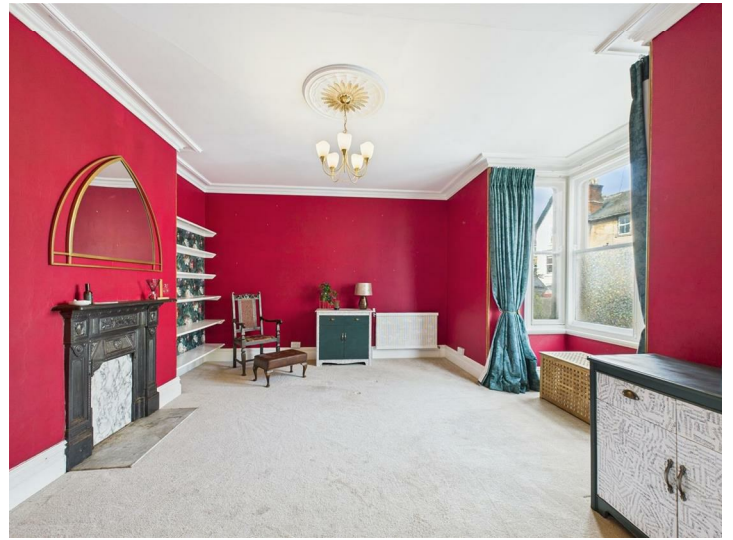
## Property Information

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

Wiltshire Council Tax - Band E

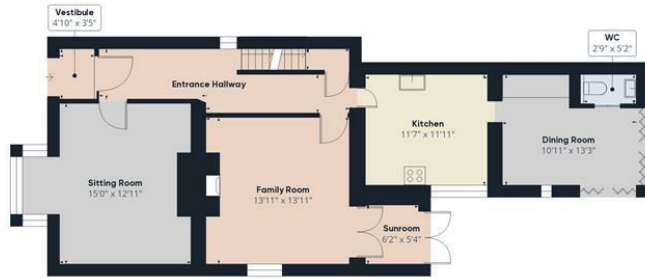
Tenure - Freehold







First Floor



Ground Floor



Floor 1



Floor 2

Approximate total area<sup>®</sup>  
2133.29 ft<sup>2</sup>

Reduced headroom  
59.2 ft<sup>2</sup>

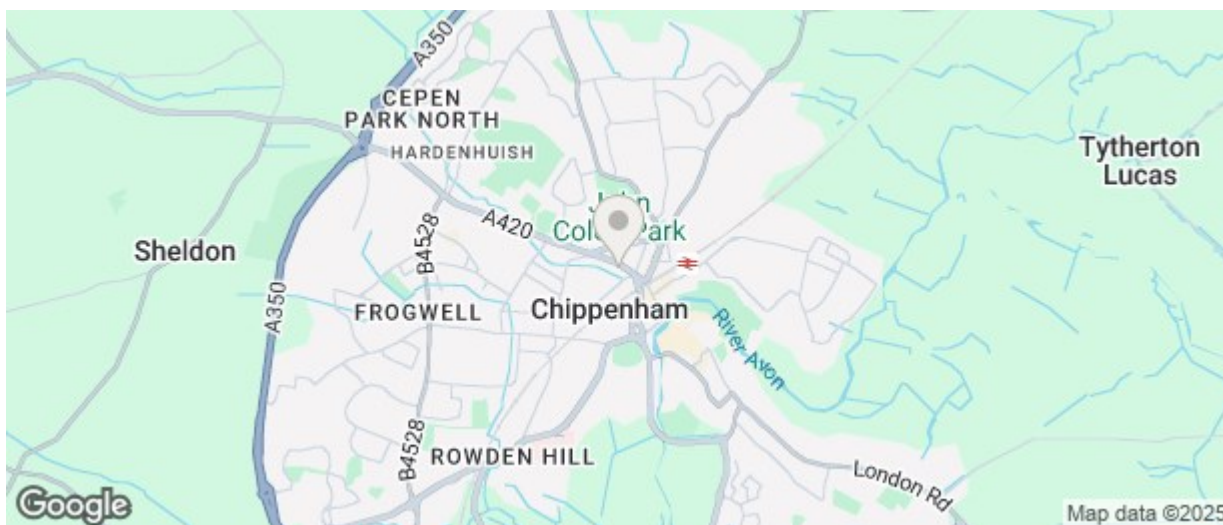
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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