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20 Paddocks House, Chippenham

Price Guide £199,950

Centrally located in the charming area of The Paddocks, Chippenham, this delightful period apartment offers a perfect blend of character and modern living. Spanning an impressive 858 square feet, this historical gem features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

Upon entering, you are welcomed into the entrance hall which leads to the sitting / dining room offering countryside views that serves as the heart of the home, providing a warm and inviting atmosphere for relaxation and entertaining. The layout is thoughtfully designed, ensuring that every corner of the flat is utilised effectively. The property also boasts a modern fitted kitchen & bathroom, catering to all your daily needs.

One of the standout features of this flat is the convenience of parking for one vehicle, plus communal visitor parking too, a valuable asset in this desirable location. The Paddocks is known for its tranquil surroundings, yet it remains within easy reach of local amenities, schools, and transport links, making it a practical choice for those who commute or enjoy the vibrancy of central Chippenham.

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

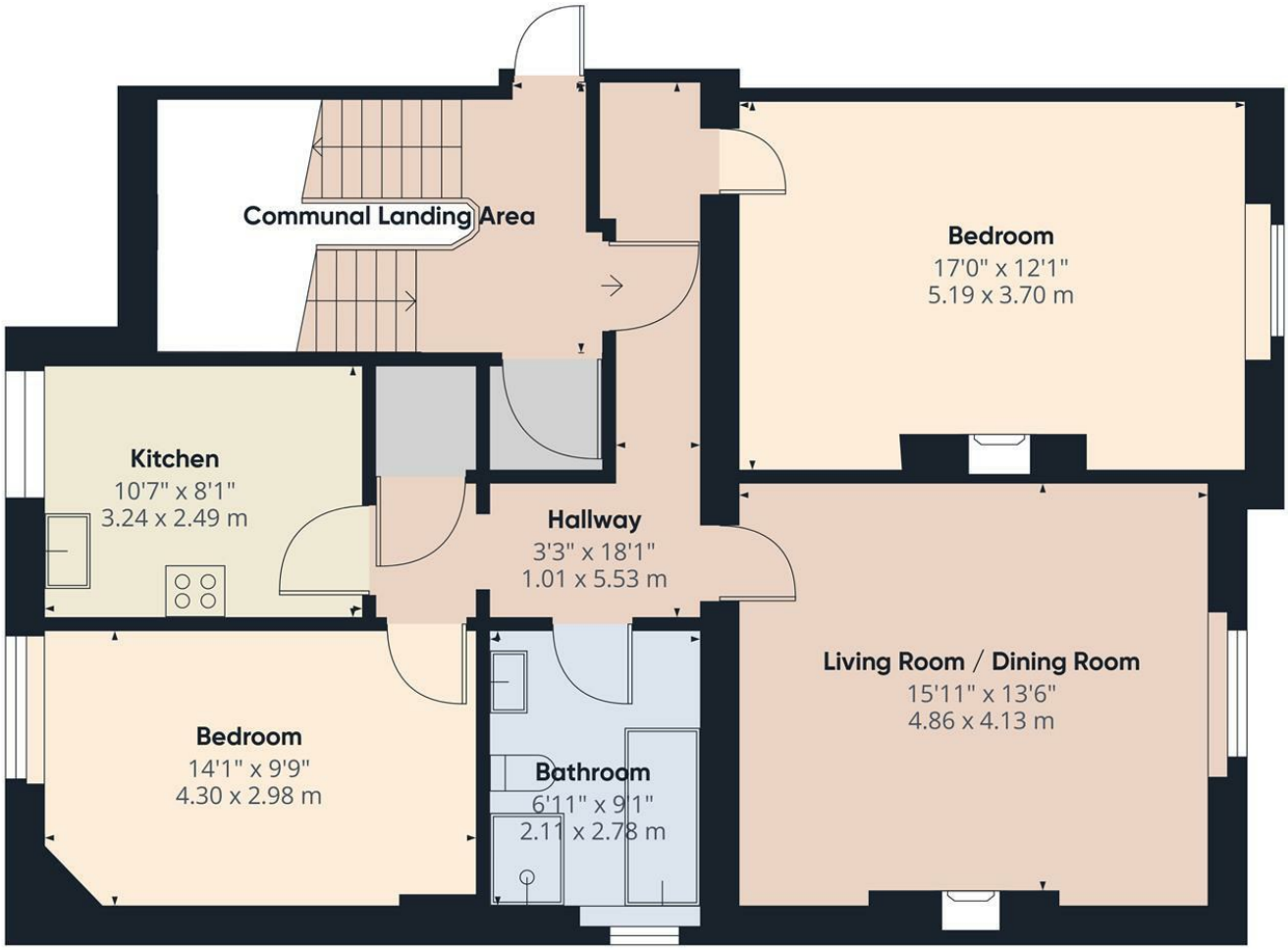
Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits from excellent schooling with numerous primary and three 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, Electric Gas Central Heating

Wiltshire Council Tax - Band A

Tenure - Leasehold Service Charge - £2443.60 Ground Rent - £100 (for 2025/2026) Length of Lease 999 years from 01 October 2005 (979 years remaining in 2025)



Approximate total area(1)

883 ft²

82 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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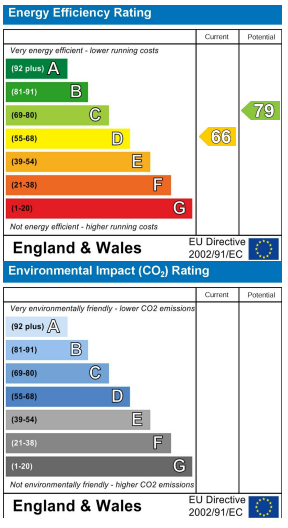

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

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