



Situated within a highly sought-after cul-de-sac on the popular Pewsham development, this beautifully presented four-bedroom detached home has been thoughtfully upgraded and extended to provide spacious and versatile family accommodation.

The ground floor offers a welcoming entrance hallway leading to a generous sitting room, a bright garden room, and an impressive open-plan kitchen/dining room — perfect for modern family living and entertaining. A convenient downstairs cloakroom and large boiler/storage cupboard add to the practicality of the home.

Upstairs, the property features a well-appointed principal bedroom with fitted wardrobes and an en-suite bathroom, along with three further bedrooms and a stylish family bathroom.

Externally, the property benefits from a substantial driveway, including a block-paved area currently used for caravan storage and an additional gravel driveway providing ample off-road parking. Further features include a large outside

## 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 - Pewsham

The property is most conveniently located on the popular Pewsham development to the South East of the town centre. Pewsham offers a wide range of amenities to include doctors' surgery, primary school and public house. There is a shopping parade with convenience store, chemist and takeaway. 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.

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 E

Solar Panels - 25 Year Lease taken in 2011

EV Charger - Staying

Tenure - Freehold







Ground Floor



First Floor



Approximate total area<sup>(1)</sup>

1345 ft<sup>2</sup>  
125.1 m<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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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