

Boundary Close, Chippenham

£585,000

Butfield Breach

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- Outstanding Link-Detached Family Home
- Four Double Bedrooms
- Village Cul-de-Sac Location
- Garage and Driveway Parking for Multiple Cars
- Landscaped Southerly Garden
- Stunning 33ft Open-Plan Kitchen/Dining/Family Room
- Dual Aspect Living Room with Open Fire
- En Suite, Family Bathroom and Downstairs Shower and Cloakroom
- Further Reception Room Offering Flexible Living
- Large Utility Room







11, Boundary Close

An immaculate and spacious link-detached family home of excellent proportions in a sought-after, peaceful village location with excellent road links to local amenities and schools.

This outstanding home offers flexible accommodation on the ground floor with an entrance porch, formal hallway, a 22'6 ft (6.86 metres) dual aspect living room, stunning open plan kitchen/dining/family room, guest cloakroom, large utility room with shower and a further well-proportioned reception room which could have multiple uses, including as a fifth bedroom if required.

Upstairs, there are four excellent sized double bedrooms, with an ensuite to the principal bedroom, and a family bathroom.

Externally, the home enjoys an extremely private and fully enclosed southerly rear garden, beautifully landscaped to offer areas to relax, dine and entertain. There is the ability to park up to four vehicles on the driveway infront of the garage and on the gravel area to the deep front garden which also has mature shrub hedging.

Oil central heating and double glazing.

Location
The historic village of Bradenstoke is located in North Wiltshire and offers a peaceful rural setting with a small but active community served by the Village Hall, The Cross Keys Inn and St Mary's Church. Amenities in nearby Lyneham include supermarkets, a medical centre, primary school, Village Hall, cafes, takeaways and pub. The market towns of Calne, Chippenham and Wootton Basset are a short drive away and provide further community services and facilities.
Bradenstoke is surrounded by open Wiltshire countryside and enjoys many footpaths through the former Bradenstoke Forest area.
Road and transport links are good and Bradenstoke is a perfect location for those looking for a quiet village with character and strong community links, but require easy access to the M4 and rail links via Chippenham or Swindon.

The Home
Outlined in more detail as follows;

Entrance Porch
A part-brick, double glazed entrance porch gives access to the main entry door.

Entrance Hallway
The formal hallway is welcoming and spacious, with all ground floor rooms accessed from it. There is ample space to place seating and display furniture and a turned staircase leads to the first floor. Tiled flooring.

Living Room
22'6 x 13 (6.86m x 3.96m)
A bright dual-aspect room with a window viewing to the front and French doors that open into the family room. Of an excellent size, the living room can accommodate multiple sofas and armchairs alongside further furniture, placed around the focal point of a stone fireplace with open multi-fuel fire and oak mantel, which extends to provide further shelving. Fitted with carpet.

Kitchen/Dining/Family Room
This stunning L-shaped open-plan feature of the home incorporates a modern fitted kitchen which opens to a large family seating and dining area. This expansive space is perfect for a modern family or for those who like to entertain.
With a natural defined area for the kitchen, in more detail as follows;

Modern Fitted Kitchen
11'4 x 10'6 (3.45m x 3.20m)
The kitchen oozes quality with granite worksurfaces and marble tiled splashbacks. A range of cabinetry includes a bank of pan drawers, wall cupboards and shelving.
Integrated to the kitchen is a dishwasher, electric hob, double oven and an undermounted ceramic butler sink with drainer grooves in the granite worktop.
There is space for a mid-height fridge freezer. Tiled flooring which extends through the large opening to the dining/family room.

Dining Area/Family Room
33'6 x 9'9 (10.21m x 2.97m)
With a real feel of 'bringing the outside in', this room is flooded with natural daylight from two walls of windows and the two sets of French doors that open up to the rear garden. With glazed double doors that connect the living room, the social space increases even further and can be enjoyed all year round.
Part tiled flooring and and part-carpeted, there is space to happily accommodate a very large dining set alongside sofas and further furniture.

Office/Study/Bedroom Five
10'8 x 10'6 (3.25m x 3.20m)
A wonderful additional reception room with good proportions which would be perfect as home office, hobby room, playroom, teenager's gaming room or as a fifth bedroom to support a multi-generational family's needs.
A window views out over the front of the home and the room is fitted with carpet.

Utility/Shower Room
A good size utility room with the benefit of a corner shower cubicle to maximise the flexibility of the home. There is space for a washing machine and tumble drier, as well as space for a further appliance. Fitted cupboards, stainless steel sink and laminate worksurfaces. The oil boiler is located here also. Tiled flooring.

Guest Cloakroom
Comprising a pedestal water closet and hand wash basin. Window with privacy glass to the front aspect. Electric radiator.

Upstairs Landing
A spacious carpeted landing that gives access to all four bedrooms and the family bathroom. There is a deep airing cupboard where the hot water tank is located with great storage space infront of this. The loft is accessed from the landing, which has a ladder, light and is boarded.

Principal Bedroom
16'9 x 9'7 (5.11m x 2.92m)
The principal bedroom is of a size that can accommodate a kingsized bed, with bedside tables and wardrobes alongside further bedroom furniture. Two non-fitted wardrobes in this room are included in the sale. Two windows view over the front of the home and a door leads to the en suite. Fitted with carpet.

En Suite
With fully tiled walls and tile-effect vinyl flooring, the en suite comprises a corner shower cubicle, pedestal water closet and vanity wash basin. Chrome towel radiator and window with privacy glass to the front aspect.

Bedroom Two
12'10 x 11'9 (3.91m x 3.58m)
Bedroom two is generous in size, with ample space for a kingsize bed, wardrobe and further furniture. Fitted with carpet. A window views to the front.

Bedroom Three
12'6 x 10'6 (3.81m x 3.20m)
A further good sized double bedroom with a window viewing over the rear garden and fitted with carpet.

Bedroom Four
10'4 x 9'8 (3.15m x 2.95m)
Bedroom four is a further well-proportioned double bedroom, fitted with carpet and with a window opening to the rear of the home.

Family Bathroom
Completing the upstairs accommodation, the family bathroom consists of a P-shaped bath with shower over and glass surround, pedestal water closet and wash basin. Fully tiled walls and flooring. Chrome towel radiator and a window with privacy glass to the rear aspect.

External
Outlined in more detail as follows;

Southerly Rear Garden
The rear garden enjoys a superb level of privacy owing to the mature hedge borders which fully enclose the area. With a southerly aspect, the garden benefits from the sun all day and provides a wonderful place to relax, dine and entertain in the warmer weather. A decked BBQ area is provided for the chef, with power and light installed, and there is a choice of paved patio areas for al fresco dining or for relaxation. There is also the feature of a summer house and a garden shed. The oil tank is discreetly screened behind hedging to one side, with a log store beneath. There is side access around the home to the front and a pedestrian door to the garage.

Front Garden
The front garden has been landscaped to be easy maintenance and to provide additional parking on the shingle area. There is an attractive circular flower bed and partial hedging to the borders.

Garage
21'5 x 9'9 (6.53m x 2.97m)
Larger than average, the garage has a rear pedestrian door, an up and over vehicular door and is equipped with power, light and plumbing, as well as eaves storage. The fusebox and electric meter are situated here also.

Driveway Parking
The driveway infront of the garage provides tandem parking for two cars.

Services
Mains services for water, drainage and electricity.
Oil central heating.

Council Tax Band E.


BBQ









GROUND FLOOR
1314 sq.ft. (122.1 sq.m.) approx.



1ST FLOOR
714 sq.ft. (66.3 sq.m.) approx.





TOTAL FLOOR AREA : 2028 sq.ft. (188.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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