



**14 Claypole Mead, Chippenham, SN15 3GW**

**£469,950**

\* EXTENDED \* CLOSE TO TOWN & COUNTRYSIDE \* SIDE BY SIDE PARKING FOR 3 CARS \*  
Located 0.6 miles walk from the High Street within the Pewsham housing development, within walking distance of local primary and secondary schools as well as local shops and health centre, a well cared for and greatly improved detached home with integral garage and driveway parking. Stand out features are the impressive garden room extension with high ceilings and sky lights, modern bathroom, en suite and the well stocked landscaped rear gardens. A viewing is advised to fully appreciate this wonderful home.

## Claypole Mead

As you approach the property there are two side by side parking spaces located on the driveway in front of the home. There is gated side access to the rear garden and electric up and over door to the single garage.

The entrance hallway offers access to the toilet, kitchen, dining room, lounge, under stairs storage and stairs to the first floor.

The dining room at the front offers space for a family sized dining table and chairs, whilst the lounge at the back of the home has a gas fire with surround and French doors leading in to the garden room extension. For the current owners this is the hub of the house; with bamboo flooring, two generous skylights, windows to both the side and rear, French doors leading in to the garden.

The kitchen comprises; tiled floor, range of modern floor and wall mounted units, Bosch electric oven, further combi oven, Neff induction hob, extractor fan, dishwasher, fridge/freezer and space for a breakfast table with chairs. The connected utility room offers plumbing for a washing machine, sink and drainer and door to the side of the home.

On the first floor the landing offers an airing cupboard and loft access with doors to the bedrooms and bathroom. Bedroom one is generous in size with three double glazed windows to the front, built in wardrobes and door to the updated en suite comprising; towel radiator, wash hand basin, vanity storage, toilet and shower cubicle. Bedroom two also has built in wardrobes. Bedroom three and bedroom four are at the rear and overlook the garden.

The bathroom matches the quality and finish of the en suite. It comprises; towel radiator, wash hand basin, vanity storage, toilet and bath with shower over.

The rear garden is a particular feature of the home. Landscaped to maximise different levels and size. It offers a private patio seating, raised gravelled seating which maximises sunlight. There is a depth of established planting throughout, paved walkways and steps leading between differing sections. A must see for any keen gardeners.

A viewing of this home is a must to fully appreciate the depth of quality and well presented nature of the home.

## Entrance Hall

## Toilet

## Lounge



## Garden Room



## Dining Room



## Kitchen



## Bedroom Two



## Utility Area

## Landing

## Bedroom One



## Bedroom Three



## Bedroom Four

## Bathroom

## En Suite



## Rear Gardens



We are advised by the .gov website that the property is Freehold.



## Garage

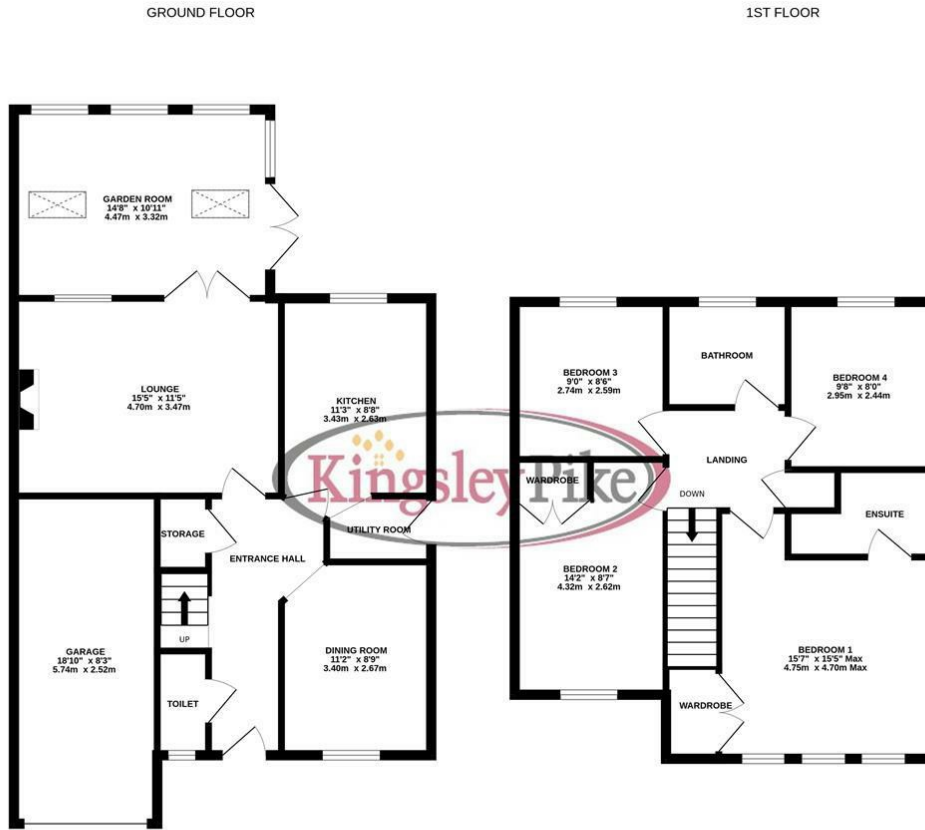
## Driveway

## Council Tax

We are advised by the .gov website that the property is band E.

## Tenure

# Floor Plan



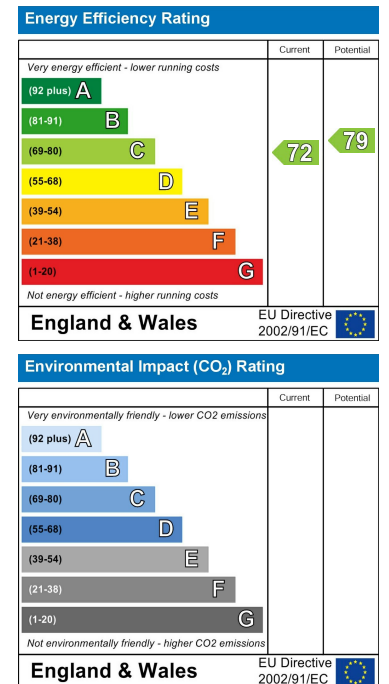
4 BEDROOM DETACHED HOUSE

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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# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

63 New Road, Chippenham, Wiltshire, SN15 1ES  
 Tel: 01249 464844 Email: sales@kingsleypike.co.uk <https://www.kingsleypike.co.uk>