



**26 Esmead, Chippenham, SN15 3PS**

**£489,950**

A fantastic opportunity to acquire a spacious and well-appointed family home in a sought-after and accessible location. Moments from both the Town, Monkton Park, well regarded Primary School and the mainline train station serving Bath, Bristol and London Paddington, is makes the perfect family home. Its multiple reception rooms, four double bedrooms and generous South East facing garden are all reasons this home is a must view.

## Esmead

The property opens into a welcoming entrance hall featuring composite front door, coat and shoe storage, and stairs rising to the first floor, with doors leading to the lounge and family room.

The lounge is a comfortable and stylish space, complete with stripped floorboards, a charming chimney breast with inset wood burner, tiled surround and hearth.

To the rear, the heart of the home is the impressive kitchen/dining/family area, thoughtfully extended to provide a bright and sociable space. Featuring a range of fitted wall and base units with quartz worktops, integrated dishwasher and fridge/freezer, Rangemaster five-ring gas hob with electric ovens and extractor over. Bi-fold doors open onto the rear garden, blending indoor and outdoor living.

A separate utility room provides further practicality with plumbing for white goods, additional storage, and side access.

The ground floor also benefits from a modern shower room, fitted with a shower cubicle with mains shower, vanity unit with wash hand basin, WC, heated towel rail and extractor.

Upstairs, the landing is spacious and light, featuring a fitted desk area and airing cupboard.

There are four well-proportioned bedrooms. Bedroom one and two overlook the rear garden with bedroom two offering a walk in wardrobe. Bedroom three in the middle and four to the front are also both doubles.

As well as the bedrooms there is a useful internal room which could work well as an office, wardrobe or dressing room.

The stylish family bathroom is fitted with a panelled bath, separate shower cubicle with mains rainfall shower, vanity unit with wash basin, WC and heated towel rail.

The rear garden enjoys a south-easterly aspect featuring a sandstone patio, lawn, established shrubs, garden shed, outside tap and electric socket, with side access.

To the front, the property offers a generous shingle driveway providing parking for up to four vehicles and a store section in what was the single garage.

## Location

Ideally located for convenient access to Chippenham town centre, excellent local schools, and the mainline railway station offering direct links to London Paddington, making this an ideal choice for commuters and families.

## Porch

## Entrance Hallway



## Lounge



## Family Room



## Kitchen/Dining Room



## Bedroom One



## Utility Room



## Bedroom Two



## Shower Room & Toilet



## Bedroom Three



## Landing

## Bedroom Four



## Gardens



## Internal Office/Walk in Wardrobe



## Store

## Driveway

## Tenure



## Bathroom



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

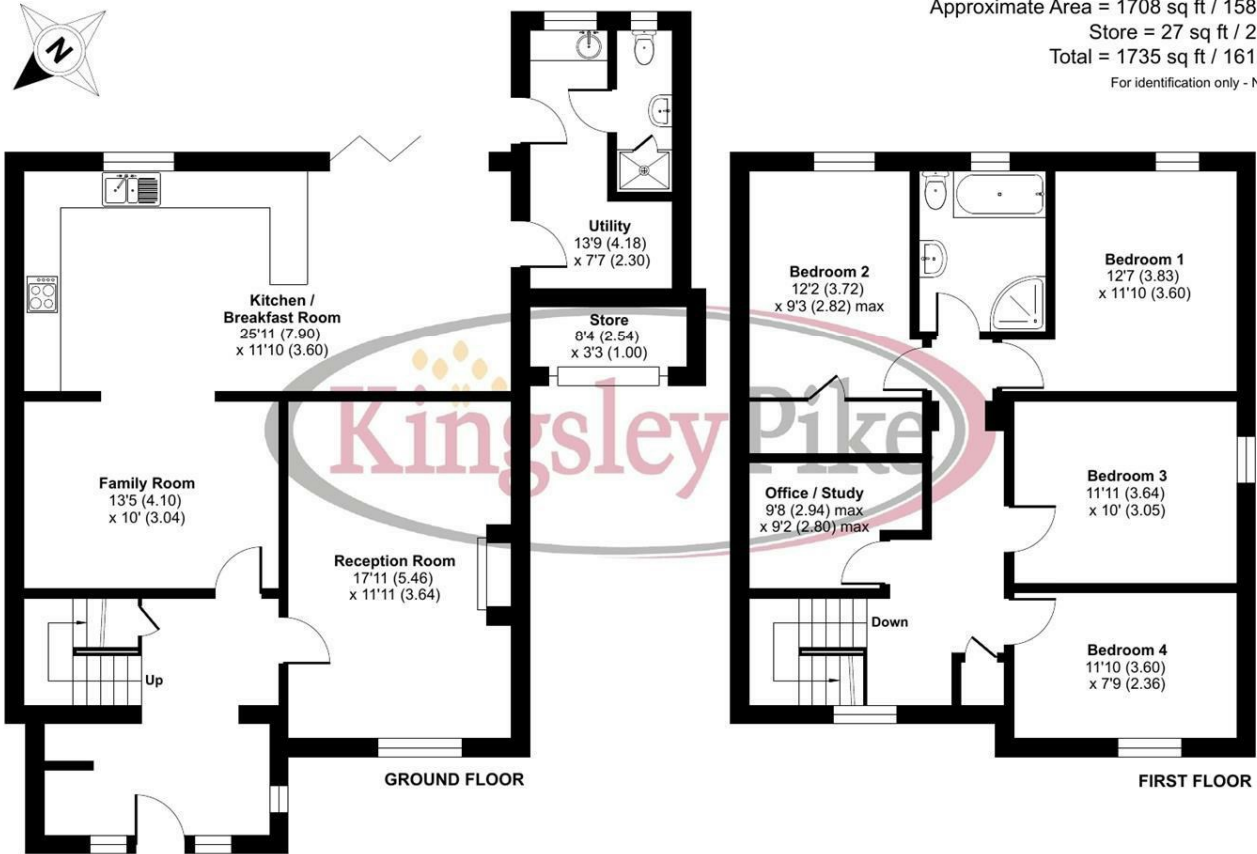
## Council Tax

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

# Floor Plan

## Esmead, Chippenham, SN15

Approximate Area = 1708 sq ft / 158.6 sq m  
 Store = 27 sq ft / 2.5 sq m  
 Total = 1735 sq ft / 161.1 sq m  
 For identification only - Not to scale

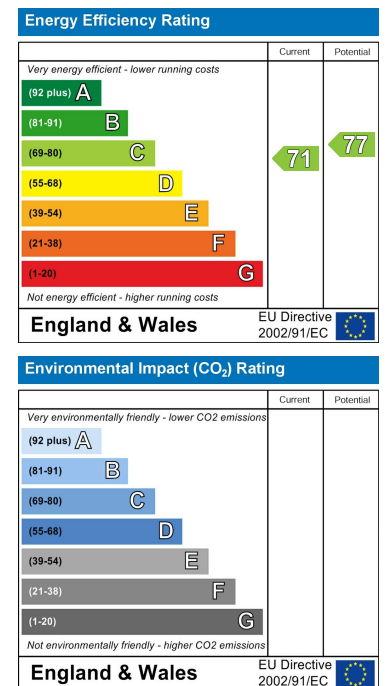


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Kingsley Pike. REF: 1435807

# Area Map



# Energy Efficiency Graph



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