



## **1 The Green, Chippenham, SN15 4HY**

**£465,500**

Located in the village of Dauntsey with Primary School and providing excellent road links to both Chippenham Town Centre and the M4 motorway, a beautifully presented five bedroom, en suite, semi detached house backing onto open fields. To the rear there is a large enclosed garden laid mainly to lawn with patio area, to the front a driveway provides off road parking. The property benefits from an air source heat pump and solar panels, further features include wood burning stove and wood floors. A lovely family home in a village location, book your viewing today!



### **Porch**

Front door leads into porch with further door to main entrance hallway.

### **Entrance Hallway**



Stair case to first floor, radiator, wood flooring.

### **Living Room 19'11" x 12'1" (6.07m x 3.68m)**



Double glazed window to the front and double glazed patio doors to the garden, two radiators, wood flooring.



### **Dining Room 15'4" x 12'1" (4.67m x 3.68m)**

Double glazed patio doors to garden, double glazed side window, radiator.

### **Kitchen / Family Room 13'6" x 6'11" (4.11m x 2.11m)**



The Kitchen is open with the family room, double glazed window to rear, wood and tile flooring, wood work tops with a range of cupboards and drawers, inset ceramic sink, central island, space for range style cooker, integrated dishwasher.

### **Family Room 13'6" x 12'7" (4.11m x 3.84m)**



Double glazed window to front, wood burning stove.



### **Dining Room 15'4" x 12'1" (4.67m x 3.68m)**

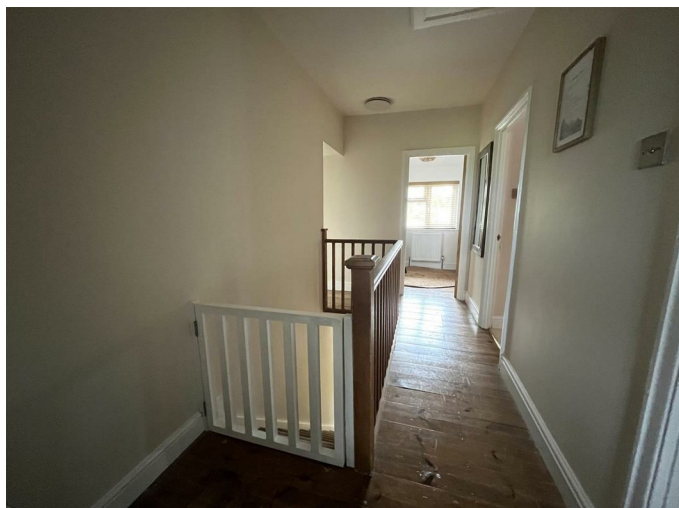


Double glazed window to side, double glazed patio doors to garden, radiator.

### **Cloakroom / Utility**

W.C, hand basin, work tops with plumbing and space for washing machine

### **Landing**



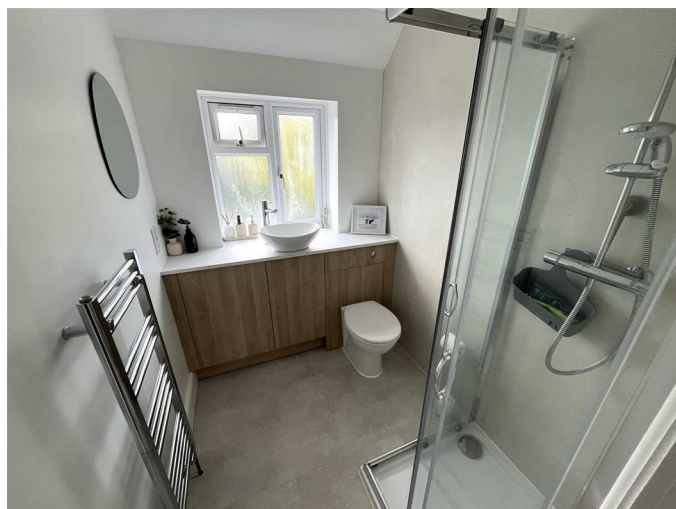
Doors to all bedrooms and bathroom, access to loft, radiator.

### **Bedroom One 13'1" x 12'1" (3.99m x 3.68m)**



Double glazed window, built in wardrobe, radiator, door to en suite.

### **En Suite**



Double glazed window, fully tiled shower cubicle, hand basin, W.C.

### **Bedroom Two 15'5" x 12'1" (4.70m x 3.68m)**



Double glazed window overlooking garden and countryside views, radiator.



**Bedroom Three 12'9" x 10'7" (3.89m x 3.23m)**



Double glazed window, radiator.

**Bedroom Four 39'4"22'11" x 22'11"3'3" (12'7" x 7'1")**



Double glazed window, radiator.

**Bedroom Five / Study 9'9" x 7'11" (2.97m x 2.41m)**



Double glazed window, radiator.

**Family Bathroom**



Double glazed window, panelled bath, pedestal hand basin, W.C, radiator.

**Outside**

**Rear**



To the rear is a good size enclosed garden backing onto open countryside, laid mainly to lawn with patio area, timber garden shed.







**Views to The Rear**



**Front**



To the front a stone shingled driveway provides off road parking.

**Agents Note**

In October 2023 the property was victim to a flood. It appears that there were a number of factors that came together all at one time that contributed to this. The current owner has kindly put together the following paragraph to explain. Should you require any further information on this please contact the office.

Flooding in Dauntsey Village occurred during a period of unprecedented rainfall, in the height of the impact of Storm Babet in October 2023. The impact of the heavy rainfall was compounded by flooding from the motorway and poorly maintained drainage.

The amount of water that entered the property was minimal (around 1-2cm) but as a result, renovation took place to ensure that all floors and walls were dry.

Since this event, the drains have been cleared, it has been proven that culverts running under the



motorway need to be widened to support water drainage (work to start Spring 2025) and the council and environment agency have agreed to cover the cost of clearing the brook (with plans being put in place to influence riparian owners of land to maintain their areas of responsibility).

Whilst renovation work was being carried out in the property, in Feb 2024 a gap in the membrane and cementing in the snug (adjoining the kitchen) and a high water table resulted in water entering under the property but below floor level. As a result, full, professional drying of the concrete was carried out, with the gap professionally filled and the membrane extended.

FOLLOWING THE RECENT STORMS OF BERT AND DARRAGH DEC 2024 THE PROPERTY WAS NOT IMPACTED BY FLOODING.

### **Heating & Solar**

The property benefits from an air source heat pump and solar panelling. The current owner has put together the following paragraph to explain the merits and workings. Should you require further information on this please contact the office.

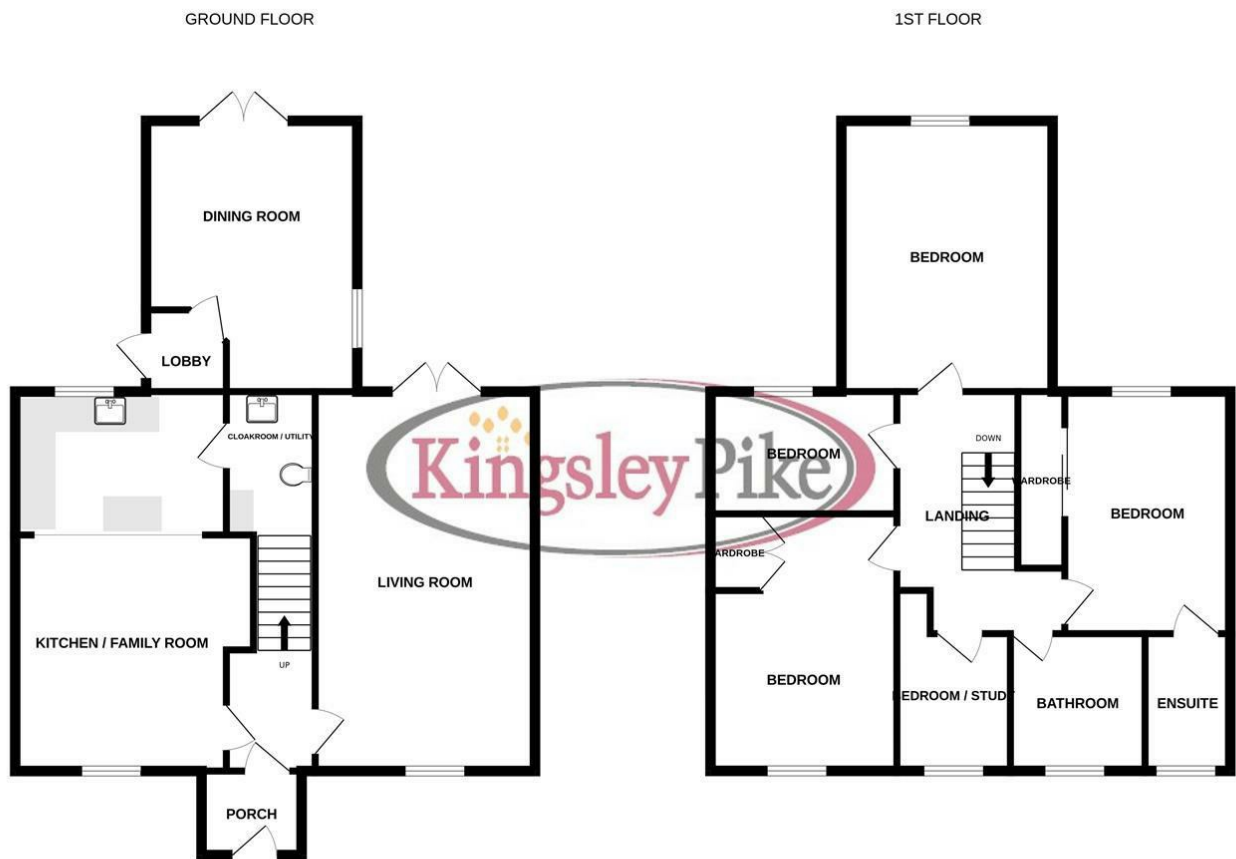
The property has an exceptional energy performance rating due to the improvements that have been made. The solar panels in situ are leased, meaning that the owner does not benefit from payments for the energy that is generated but does benefit from being able to use this free energy in the home. During the summer months, through monitoring usage on the Smart meter, it is very common for the property to be powered purely by the free solar at the brightest periods of the day.

Any free energy that is generated from the panels and not used in the property, would usually just be exported from the property to the national grid. However, the property benefits from a MyEnergi Eddi, which diverts any free solar powered energy that is about to be exported (not used) and pushes it to heat the property's hot water tank.

Heating is powered by a very efficient air sourced heat pump (Midea), with radiators being upgraded where needed so that the house benefits from a constant, steady state of comfort. Should the owners wish to feel a boost of heat beyond this (the heat pump easily maintains the property at 22 degrees + if required), there is a fully serviced log burner in the family room.

The hot water tank works like any conventional tank, with high pressured water around the house

Floor Plan

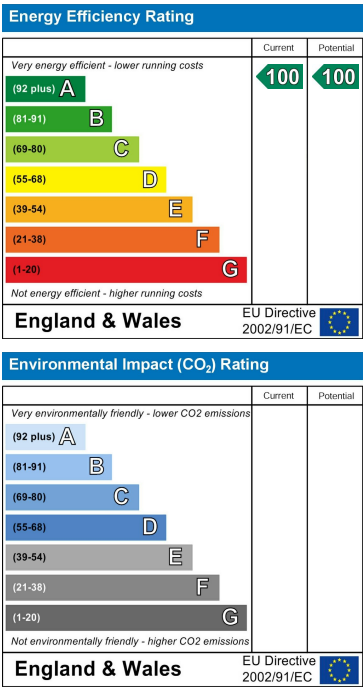


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2024

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 firms employment has the authority to make or give any representation or warranty in respect of the property.