





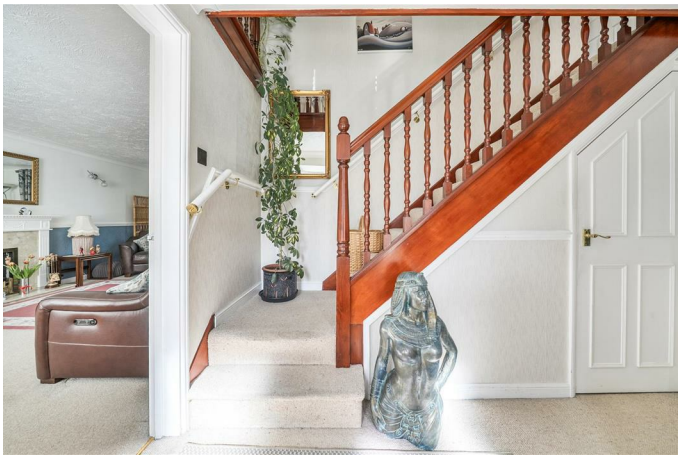


16 Brighton Way, Chippenham, SN14 0YR

£625,000

Located on the sought after development of Cepen Park South, providing excellent road links to both the M4 motorway and the town centre with main line rail to London Paddington, a well presented four bedroom modern detached home. To the rear of the property there is a good size garden laid mainly to lawn, to the front there is a detached double garage which has been extended to the rear to provide a workshop. To the front there is a driveway providing off road parking. The property benefits from double glazing and gas central heating.

Entrance Hallway



Front door leads into hallway, staircase to first floor, radiator, under stairs cupboard.

Cloakroom

Double glazed window, W.C, hand basin with cupboard under, radiator.

Living Room



Double glazed bay window to front, two radiators, fireplace with real flame gas fire, double glazed doors to conservatory.



Conservatory



Double glazed conservatory, French doors to garden.

Dining Room



Double glazed bay window to rear, radiator.

Modern Fitted Kitchen



Double glazed window, work tops with a range of cupboards and drawers, inset sink unit, inset gas hob with cooker hood, fitted electric oven, plumbing and space for dishwasher, integrated fridge/freezer, radiator.



Utility Room

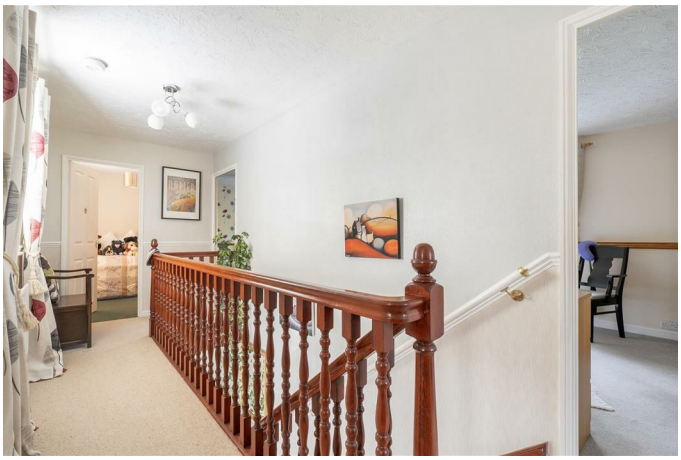
Side door to garden, work tops with cupboards under, inset sink unit, plumbing and space for washing machine, wall mounted gas boiler, radiator.

Study



Double glazed window, radiator.

Landing



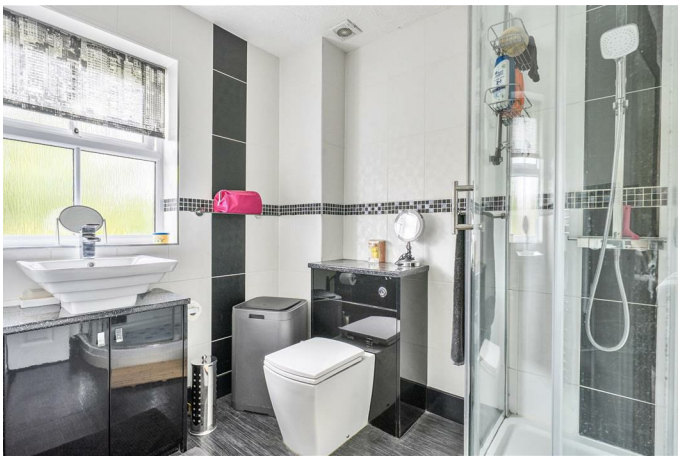
Double glazed window, access to loft, built in cupboard housing hot water tank, radiator.

Bedroom One



Double glazed window, built in wardrobes, radiator.

En Suite



Double glazed window, fully tiled shower cubicle, hand basin with cupboard under, W.C, radiator.

Bedroom Two



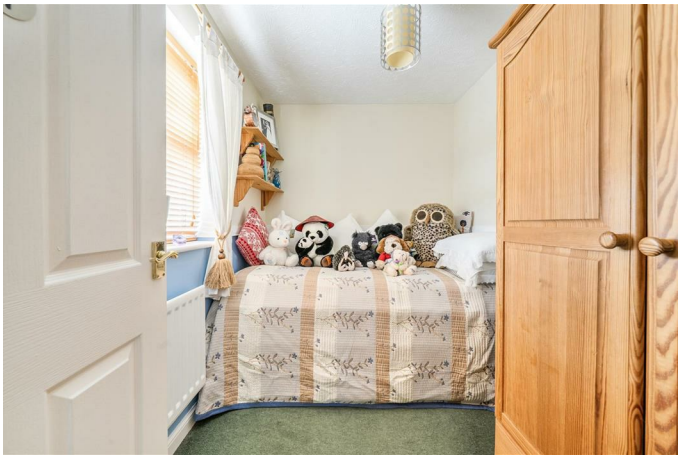
Double glazed window, radiator.

Bedroom Three



Double glazed window, radiator.

Bedroom Four



Double glazed window, radiator.

Bathroom



Double glazed window, bath with over bath shower, hand basin with cupboard under, W.C, radiator.

Outside

Rear



Good size enclosed rear garden laid mainly to lawn with mature hedging and patio, further side garden leads to the garage and work shop, outside tap.





Front

Driveway providing off road parking and access to the detached double garage.

Detached Double Garage

Double garage with up and over doors, power and light, storage over rafters.

Workshop
Extension on the back of the double garage providing a useful work shop space. This area could also be used for a variety of other purposes.

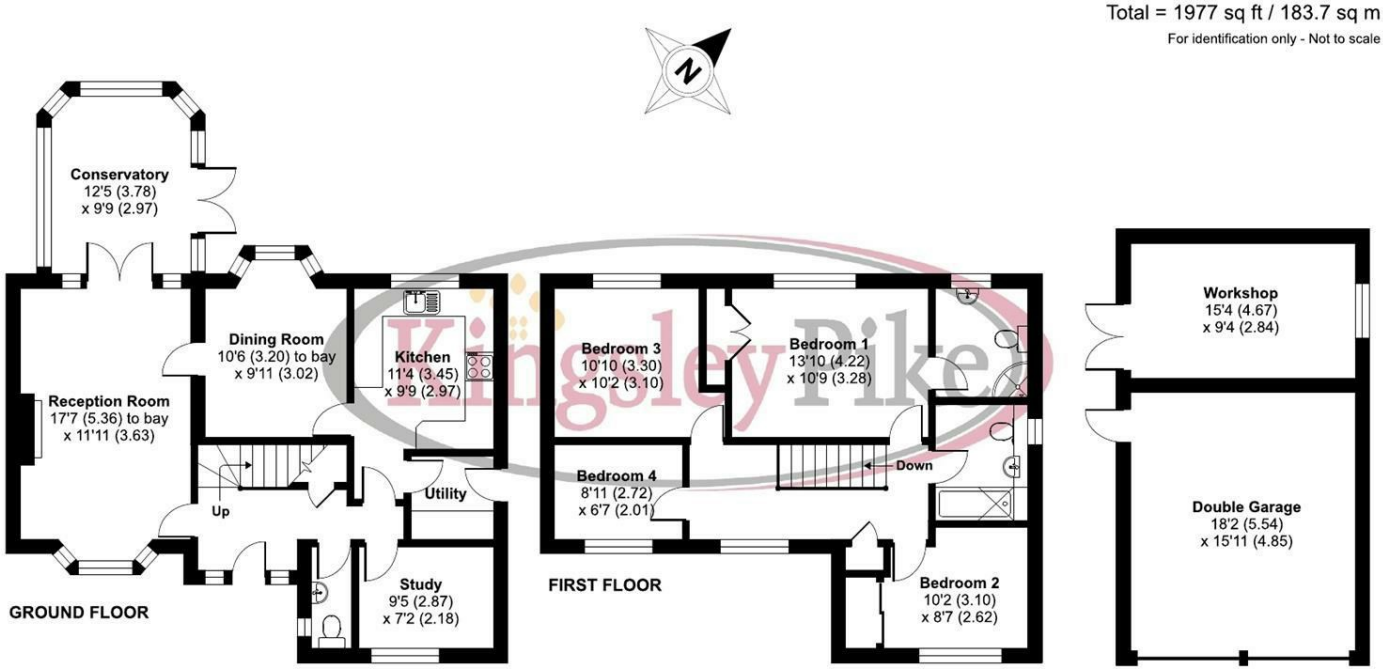
Tenure
GOV.UK advise Freehold.

Council Tax Band
GOV.UK advise Band F.

Floor Plan

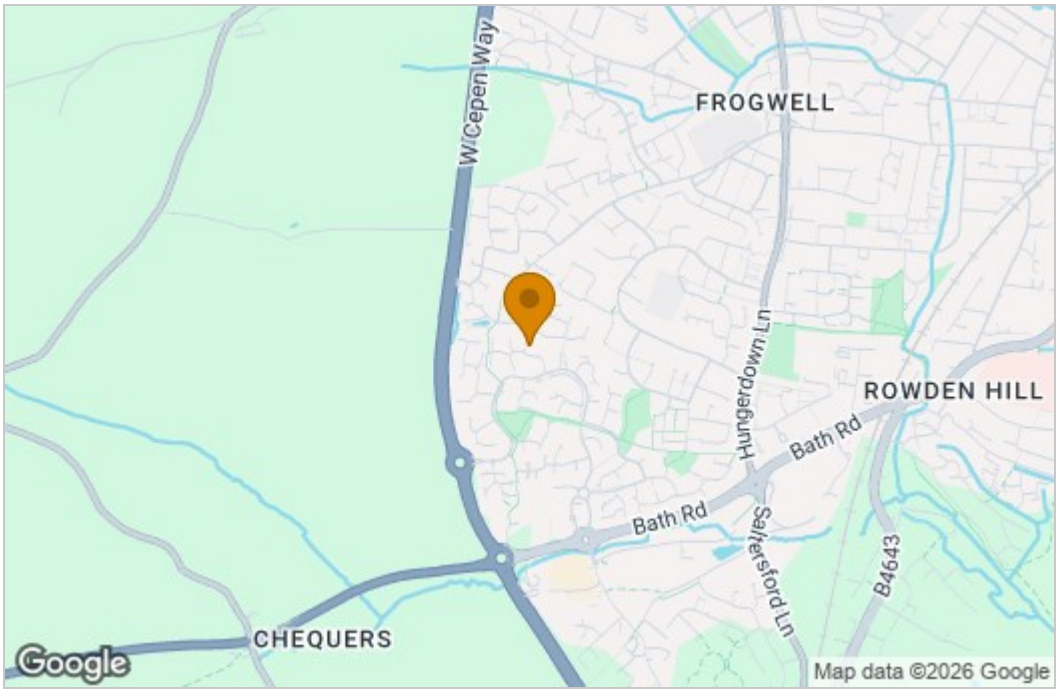
Noo House Number, Property Address Here

Approximate Area = 1539 sq ft / 143 sq m
Garage = 288 sq ft / 26.8 sq m
Outbuilding = 150 sq ft / 13.9 sq m
Total = 1977 sq ft / 183.7 sq m
For identification only - Not to scale

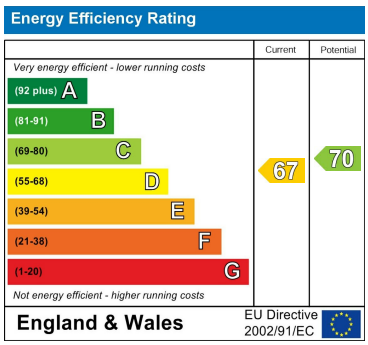


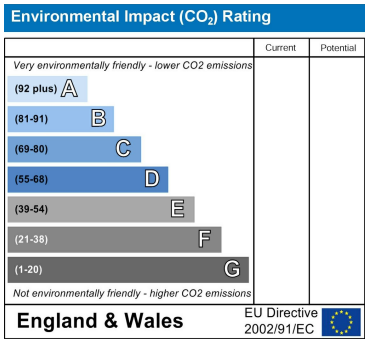
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Kingsley Pike. REF: 1458277

Area Map



Energy Efficiency Graph





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