

## Orchard House The Nurseries, Chippenham, SN15 4EQ

**£675,000**

Located in a cul de sac position in the sought after village of Christian Malford, a well presented four bedroom, en suite, detached home. There is an open plan feel to the rear of the property with modern fitted kitchen, reception and dining area, bi fold doors to the garden and wood burning stove, to the front there is a snug and study. The garden is laid mainly to lawn with seating area and pergola, gated side access to both sides of the property. To the front there is a driveway providing off road parking and access to the garage.

## Christian Malford

Christian Malford offers excellent road links to both the M4 motorway Jct 17 and the town centre of Chippenham with Main Line railway serving London Paddington, Bath and Bristol. The village itself offers a village hall, public house, Church and Primary School, there is also a recreation ground, shop and Post Office.

## Entrance Hallway



Front door leads into hallway, stair case with under stairs cupboard, radiator.

## Cloakroom

Double glazed window, W.C, hand basin, radiator, 'Karndean' flooring.

## Reception / Dining Area



Living / dining area with bi fold doors to garden, wood burning stove and radiator ' Karndean' flooring.



## Modern Fitted Kitchen



Double glazed window, door to garden, Quartz work tops with a range of cupboards and drawers, inset sink unit with grooved drainer, Central Island, inset electric induction hob, cooker hood and fitted electric oven, integrated fittings including, fridge / freezer, dishwasher and washing machine.



## Snug



Double glazed window, radiator.

## Study



Double glazed windows to front and side, radiator, wall mounted LPG boiler.

## Landing

Built in linen cupboard, access to loft with drop down ladder.

## Bedroom One



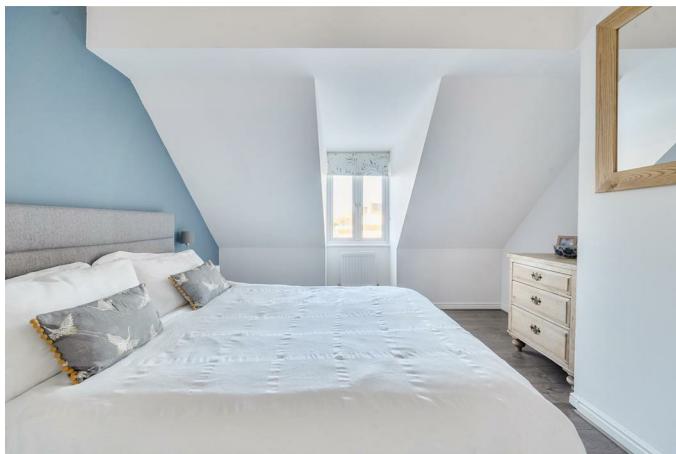
Dual aspect double glazed windows, radiator, door to en suite.

## En Suite



Double glazed window, walk in shower, pedestal hand basin, W.C, radiator.

## Bedroom Two



Double glazed window, radiator.

## Bedroom Three



Double glazed window, built in wardrobe, radiator.

## Bedroom Four



Double glazed window, built in wardrobe, radiator.

## Family Bathroom



Double glazed window, Roll top bath, tiled shower cubicle, hand basin, W.C, radiator.

## Outside

## Rear



To the rear of the property there is an enclosed garden laid mainly to lawn with flower beds and borders, seating area with pergola. Water softener, tap and power. Gated access to both sides.

## Front

To the front there is a driveway providing off road parking and access to the garage.

## Garage

Up and over door, power and light.

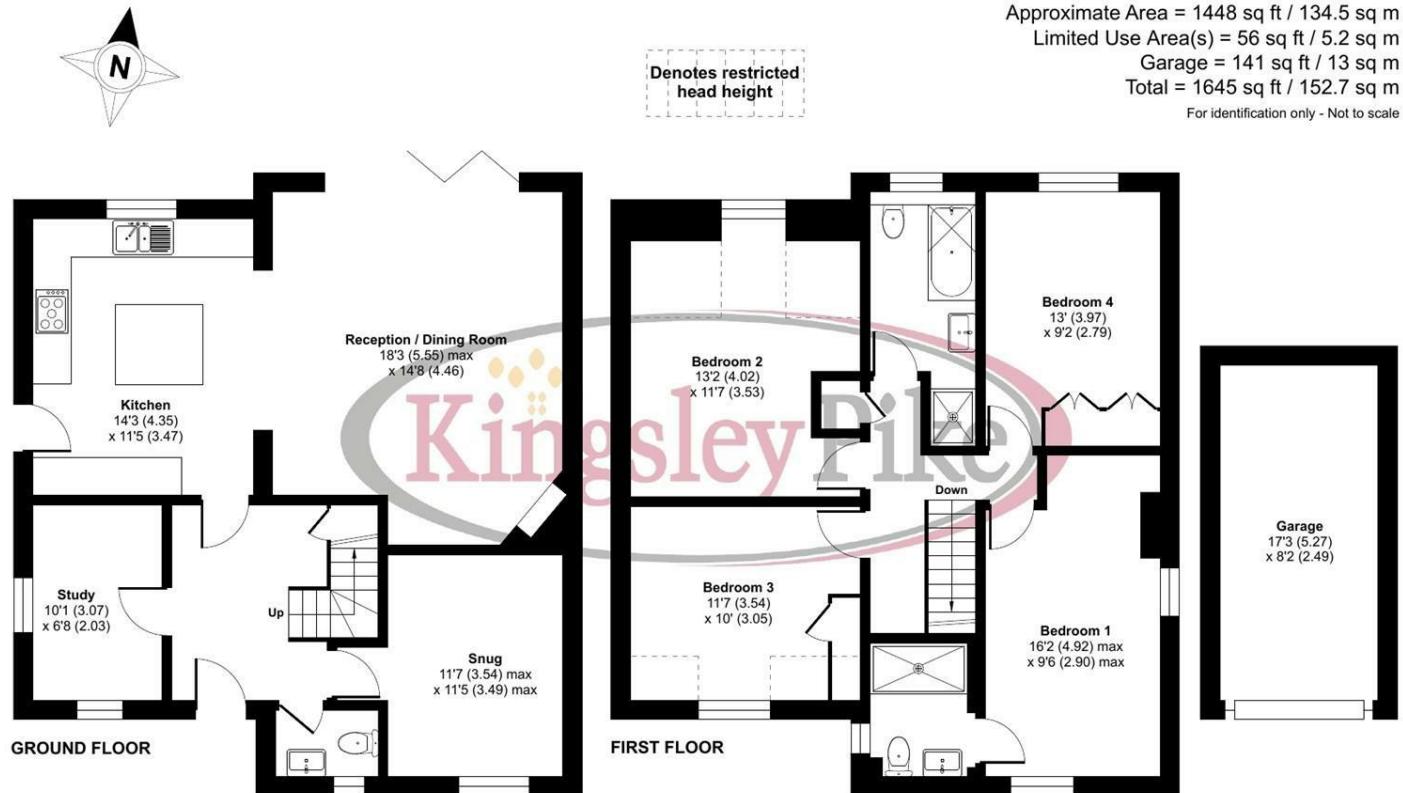
## Tenure

GOV.UK advise Freehold.

## Council Tax Band

GOV.UK advise Band F.

## Floor Plan

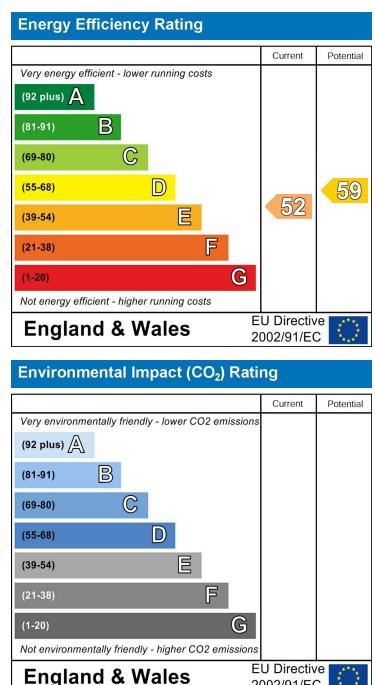


 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2026. Produced for Kingsley Pike. REF: 1388501

## Area Map



## Energy Efficiency Graph



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