







18 Erleigh Drive, Chippenham, SN15 2NQ

Offers Over £575,000

A fantastic opportunity to purchase this executive-style four bedroom detached family home, set on an extremely generous South facing plot in one of Chippenham's most sought-after and well-established locations. Ideally placed for easy access in and out of town, the property offers spacious and versatile accommodation, while also giving buyers the chance to update and modernise to their own taste. Offered with No Onward Chain an early viewing is essential.

Erleigh Drive

Accommodation

The property opens into a welcoming entrance hall with access to the main living area and stairs rising to the first floor.

The lounge enjoys a forward facing aspect overlooking the front garden, with an inset electric fire and surround. Double doors lead through to the dining room, which in turn opens into the conservatory with French doors leading out in to the garden.

The kitchen/breakfast room offers views of the rear garden and is fitted with a range of units, including an electric hob, oven, extractor and integrated fridge, along with space for additional appliances. A separate utility room offers further storage, plumbing for white goods, wall mounted boiler and access to the garden.

There is also a study, ideal for those working from home, and a toilet on the ground floor.

First Floor

Upstairs, the landing leads to four well-proportioned bedrooms as well as the airing cupboard.

The main bedroom includes fitted wardrobes and an en-suite shower room. Bedrooms two and three are both comfortable doubles overlooking the garden, while bedroom four works well as a generous single room, nursery or further office. A family shower room serves the remaining bedrooms.

Outside

One of the standout features of this home is the generous, south-facing rear garden, offering plenty of space for family life, entertaining, or simply enjoying the sun. The garden is mainly laid to lawn with patio areas and well-established borders, providing a good level of privacy. Well loved and well cared for over the years it has much to offer. To the front, there is ample driveway parking leading to a double garage with prersonal door to the rear, two up and over doors, power and lighting.

Location

Erleigh Drive is widely regarded as one of Chippenham's most desirable residential areas, offering a quiet setting while still being close to local amenities, good schools and transport links.

The property would benefit from modernisation throughout, but represents an excellent opportunity to create a long-term family home in a prime position.

Tenure

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 F.

Agents Notes

The property is subject to the completion of probate. An application has been submitted but has yet to be granted.































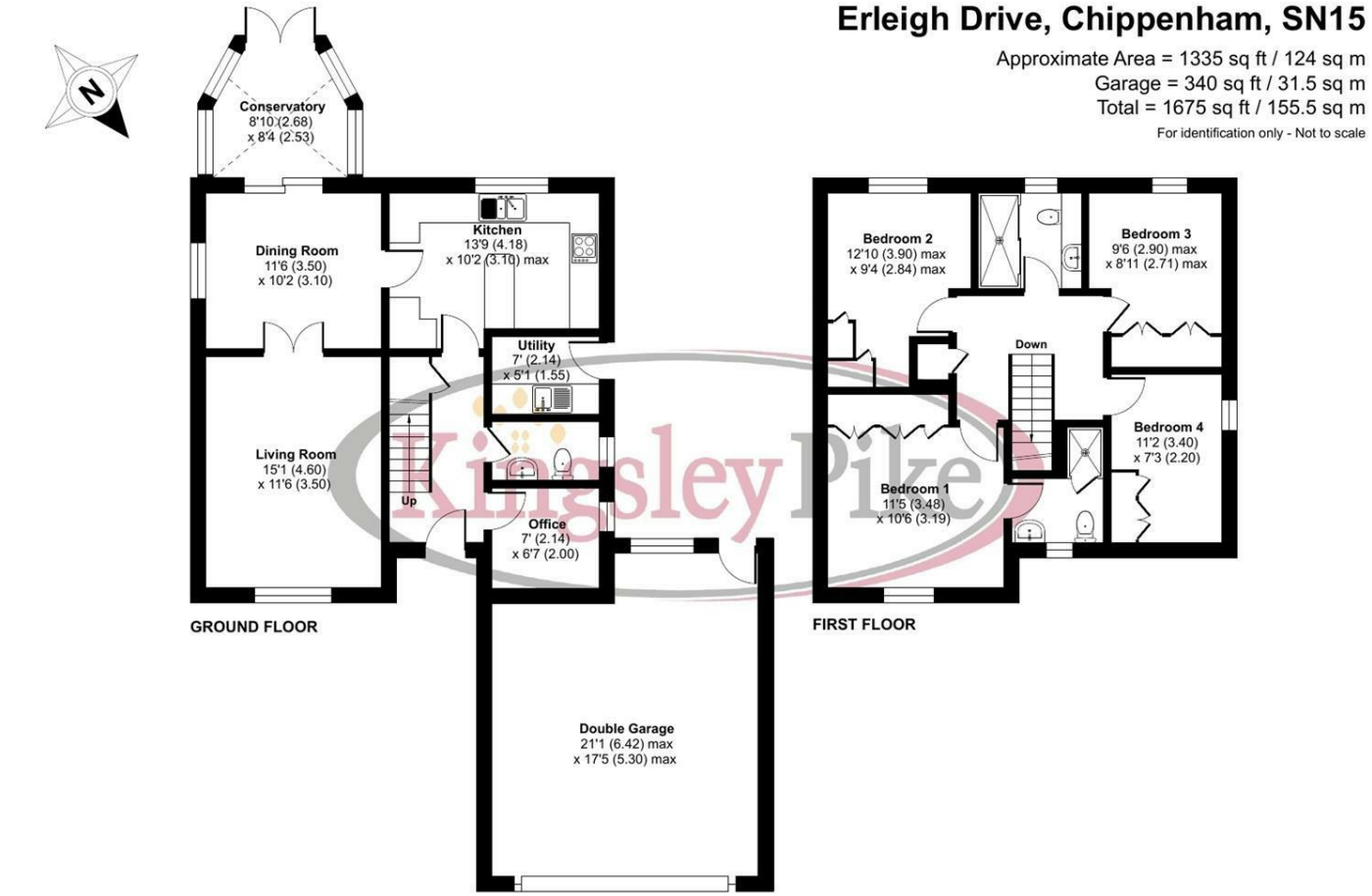






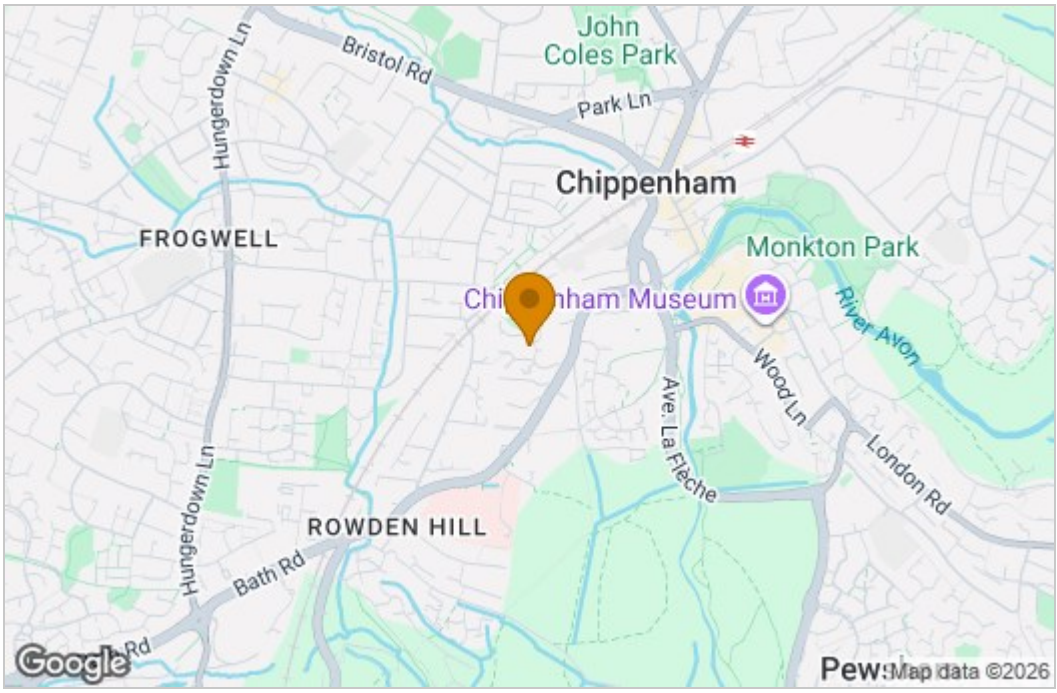


Floor Plan

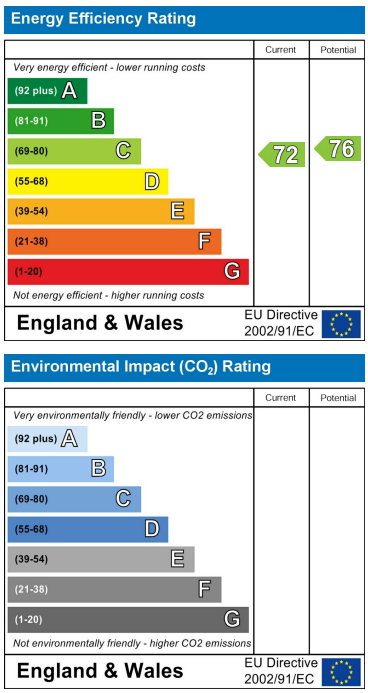


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Kingsley Pike. REF: 1451563

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.

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