



### **3 Bolts Croft, Chippenham, SN15 3GQ**

**£585,000**

This impressive double fronted detached home has been greatly improved and updated by the current owners. Located within a favourable road within the Pewsham Estate it boasts parking for at least four cars on the driveway accompanied by a detached double garage with workshop and landscaped rear gardens. Internally comprising; generous entrance hall, study, snug, sitting room, cloakroom, kitchen/dining room and utility on the ground floor with four double bedrooms, two en suites and a family bathroom on the first floor. An extremely impressive family home.

### 3 Bolts Croft

As soon as you enter the home you immediately get a feel of spaciousness. A Porcelain tile floor flows from the entrance hall throughout the ground floor allowing one room to seamlessly lead in to another.

From the entrance hall a single door leads in to the study which offers a direct internet connection whilst a set of double doors lead in to the snug/formal dining room. This room has a flexible use for modern families wanting a secondary living space for a growing family.

The sitting room, with French doors leading in to the garden is a welcoming mature space with a media wall and wood burning stove with Oak mantle as the focal point.

Across the rear of the home spans the versatile kitchen/dining room. The kitchen section has a range of modern floor and wall units with composite work surfaces, space for a wine cooler, plumbing for a dishwasher, six ring gas hob with extractor fan over, two electric ovens and further grill oven. The separate utility room provides plumbing for the washing machine, space for a tumble dryer and space for an American style fridge/freezer. The dining section allows ample space for a dining table more than adequate for family meals or entertaining friends. A further set of French doors give access to the garden.

On the first floor all bedrooms and the bathroom lead from the galleried landing. One of the highlights being the well proportioned main bedroom with its own air conditioning system, walk in dressing room with fitted wardrobes and well appointed ensuite shower room with double cubicle.

Bedroom two also benefits from a stylish en suite shower room whilst bedrooms three and four are both pleasant double rooms.

The family bathroom comprises; towel radiator, toilet, wash hand basin with vanity storage, free standing bath and separate shower cubicle.

At the rear the current owners have invested in landscaping the gardens to offer a sociable yet low maintenance space to be enjoyed by all the family. There are areas of artificial lawn, multiple lower and upper level patios, raised beds, pergola to allow plants to climb providing shade under it along with lighting throughout, gated side access and personal door to the garage.

The detached double garage has power and light with roll up doors and doorway in to the rear workshop and store. The driveway offers parking for four cars to be parked off of the road.

A home not a house. A property that needs to be viewed to be fully appreciated.

### Entrance Hall



### Study



### Snug/Formal Dining Room



## Sitting Room/Reception One



## Kitchen/Dining Room



## Utility Room

## Landing



## Bedroom One



**Dressing Room**



**En Suite**



**En Suite**



**Bedroom Three**



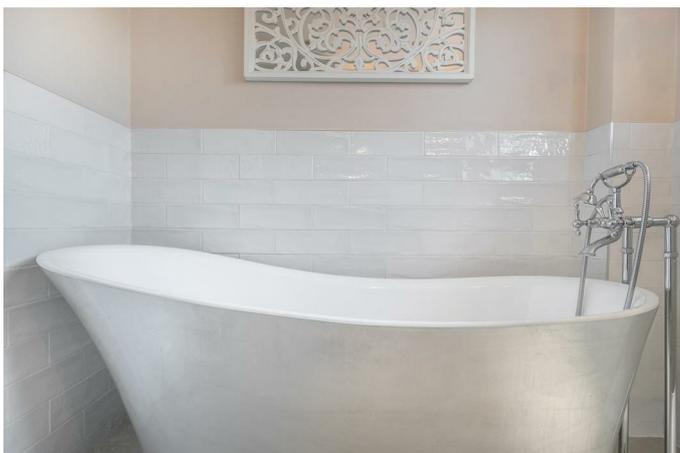
**Bedroom Two**



**Bedroom Four**



## Family Bathroom



## Rear Garden



## Detached Double Garage

### Driveway

### 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.

# Floor Plan

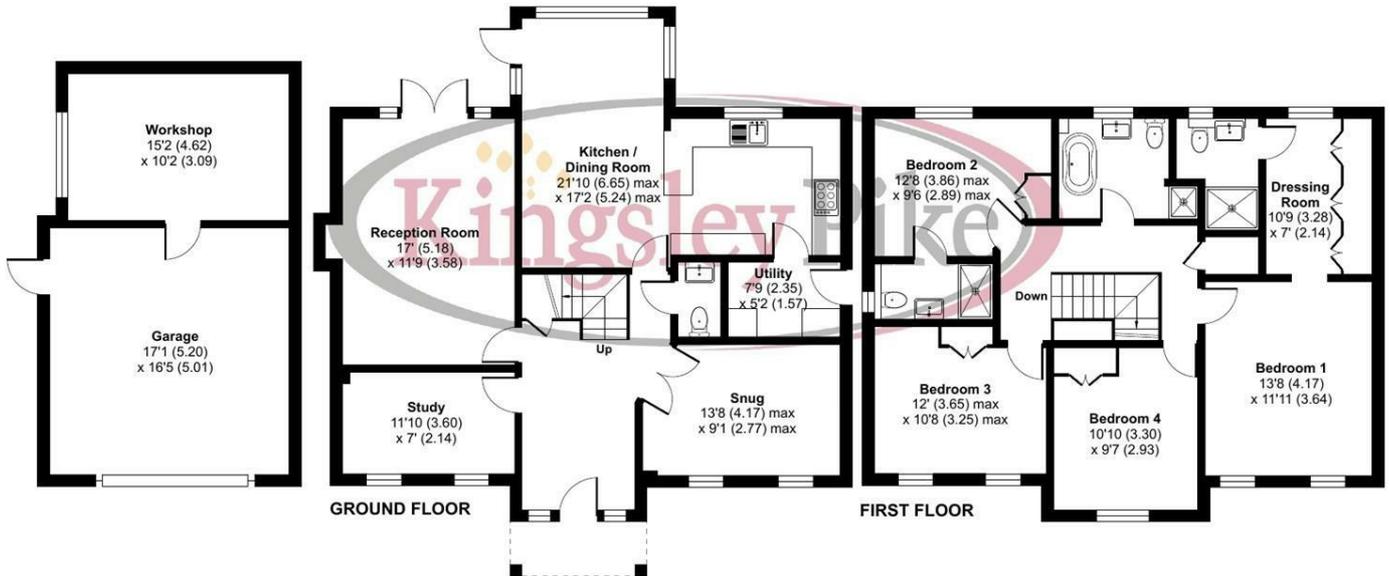
## Bolts Croft, Chippenham, SN15

Approximate Area = 1789 sq ft / 166.2 sq m

Garage = 442 sq ft / 41 sq m

Total = 2231 sq ft / 207.2 sq m

For identification only - Not to scale

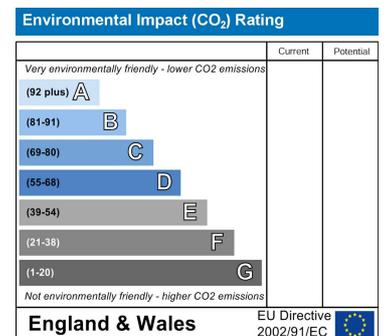
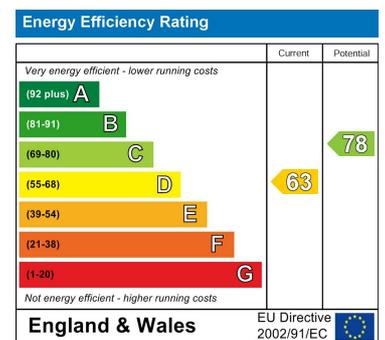


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Kingsley Pike. REF: 1228550

# Area Map



# Energy Efficiency Graph



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