## 35 Malmesbury Road, Chippenham, SN15 1PS

## £369,950

A charming circa 1750s cottage, beautifully combining period character with generous living space, ideally positioned just moments from Chippenham town centre, mainline train station, well regarded primary and secondary schools and John Coles Park. Accommodation comprises; entrance hall, lounge, dining room, kitchen, utility area, office/study, ground floor toilet, three double bedrooms, bathroom with free standing bath. To the rear a particularly generous and well-established rear garden ideal for entertaining.

## Malmesbury Road

Entrance.
Welcoming entrance with tiled flooring, stairs rising to the first floor and doors leading to the principal reception rooms.

Sitting Room.
A cosy and characterful space featuring a front aspect window, radiator, and an attractive open fireplace with wooden surround, stone hearth and cast iron inset basket.

Dining Room.
A further reception room to the front, also benefiting from an open fireplace with surround, stone hearth and cast iron basket, creating an ideal entertaining space. Door through to the kitchen.

Kitchen.
Fitted with a range of wall and base units, sink and drainer, electric hob with extractor over, space for appliances including dishwasher and fridge/freezer. Window and stable-style door opening to the rear garden. Additional storage cupboard housing a gas-fired boiler.

Rear Lobby / Utility Area.
Providing plumbing for a washing machine, additional storage, and access to:

Office.
A versatile space with French doors opening onto the garden, ideal for home working.

Ground Floor Toilet.

Landing.
Providing access to all bedrooms and family bathroom.

Bedroom One.
A generous double bedroom with front aspect window, radiator and built-in wardrobe.

Bedroom Two.
Another spacious double with dual aspect windows overlooking the side and rear garden, and radiator.

Bedroom Three.
A comfortable double bedroom with front aspect and radiator.

Bathroom.
Well-appointed with a freestanding bath, separate shower cubicle, WC and wash hand basin. Window to the rear and heated towel radiator.

Rear Garden.
A particular feature of the property is the exceptionally generous rear garden. Thoughtfully arranged with a large patio area, lawn bordered by mature shrubs and planting, pergola with covered seating area, two sheds (one has power sockets inside and out), greenhouse and a water feature. Gated access leads to the front.

Location.
Perfectly situated within convenient walking distance of Chippenham town centre and mainline railway station, offering excellent transport links. The beautiful John Coles Park is also just a short stroll away.

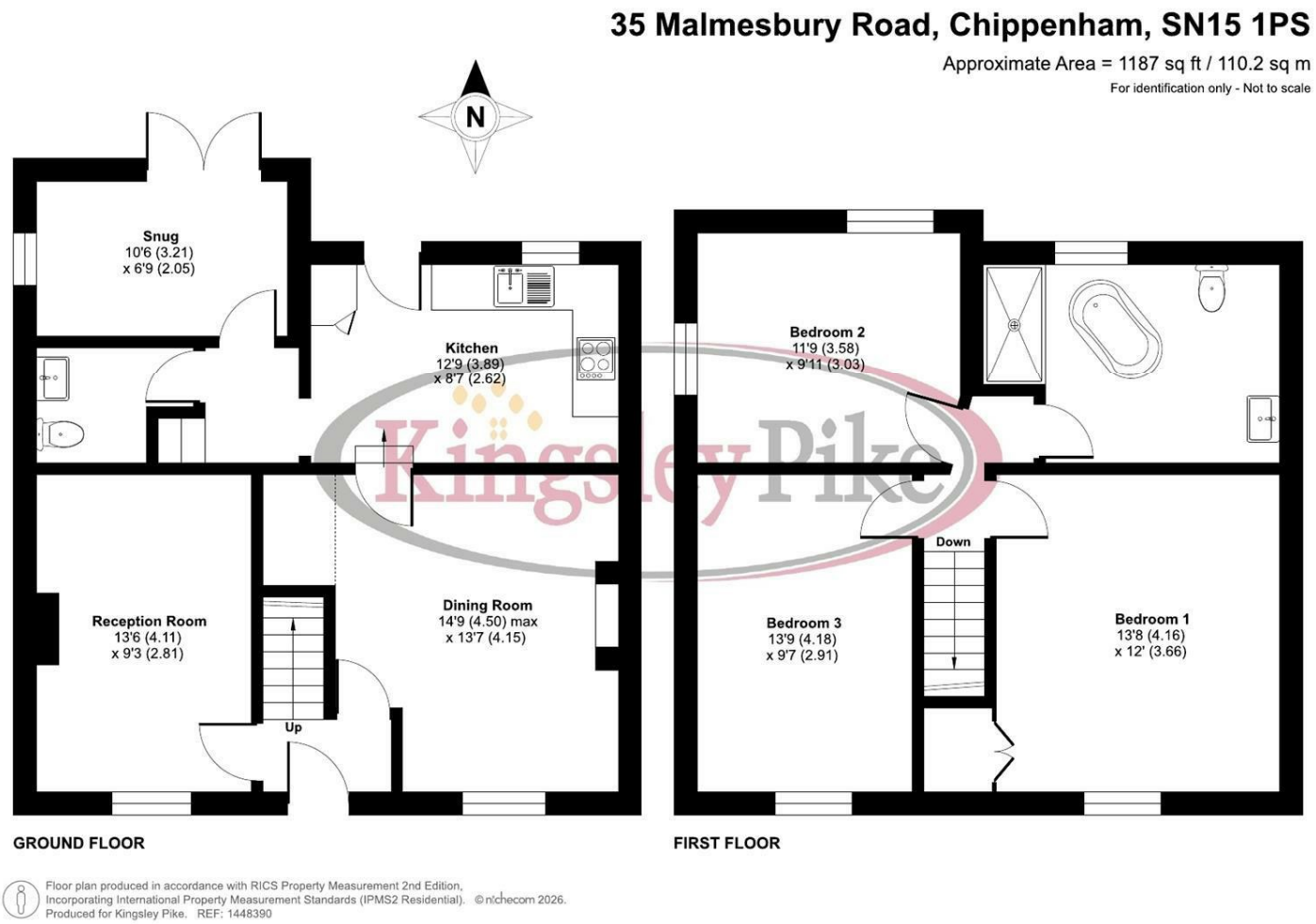
## Council Tax

We are advised by the .gov website that the property is band D.

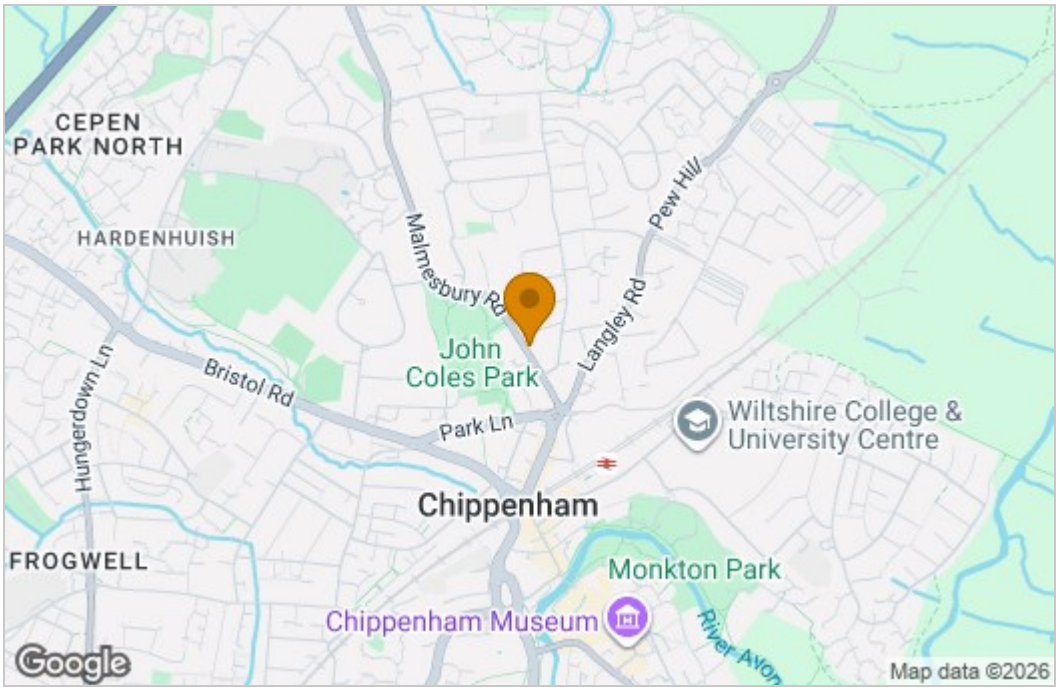
## Tenure

We are advised by the .gov website that the property is Freehold.

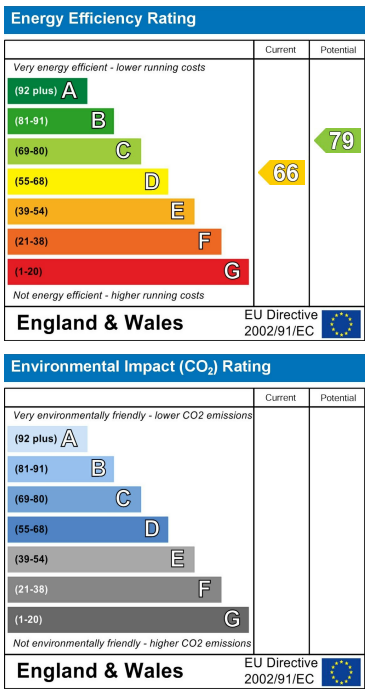
## Floor Plan




## Area Map




## Energy Efficiency Graph

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