



2 The Dene, Chippenham, SN14 8RR

£350,000

Nestled within the hamlet of Ford, this well cared for three-bedroom semi-detached home with additional home office, is set back from the road in an elevated position, benefitting from beautiful views across the valley and a generous rear garden backing directly onto open fields. In contrast to the countryside setting it is also excellently positioned for easy access to main A roads leading to Bath, Bristol, Chippenham and the M4 motorway.

The Dene

The property is entered via the entrance hall with laminate flooring, providing access to the lounge and kitchen/dining room.

The lounge offers windows to both front and rear along with open fireplace with inset iron basket, stone hearth, and log storage.

The kitchen/dining room is well-appointed with a range of floor and wall-mounted units and a central island with seating for five. Fitted with a range-style cooker with grill and double oven, electric hob with extractor over, and a double ceramic sink with drainer. There is plumbing for a washing machine and space for an American-style fridge/freezer. French doors open to both the front and rear. A storage cupboard is located beneath the stairs.

Upstairs, the landing benefits from a window overlooking the garden and provides access to the loft and all rooms.

Bedroom one enjoys stunning front-facing views down the valley and includes fitted wardrobes and a radiator. Bedroom two also benefits from front-facing views and includes a built-in wardrobe. Bedroom three overlooks the rear garden.

The family bathroom is fitted with a modern suite including bath with shower over and screen, toilet, wash hand basin with vanity storage, heated towel radiator, and fully tiled walls and flooring.

Accessed from the garden or the side of the home, the utility room offers floor mounted units for storage, space for a tumble dryer and door that leads in to the office/studio. Ideal when working from home.

The property boasts a generous rear garden arranged over three gradual tiers, offering a patio seating area and lawn with steps connecting each level. The garden backs onto open fields, providing a peaceful and private outlook. A garden shed is also included.

An ideal family home.

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 B.

Agents Note

We are advised by the seller that the waste water is removed via Wiltshire Council not Wessex Water. There is a £102 charge every 6months.

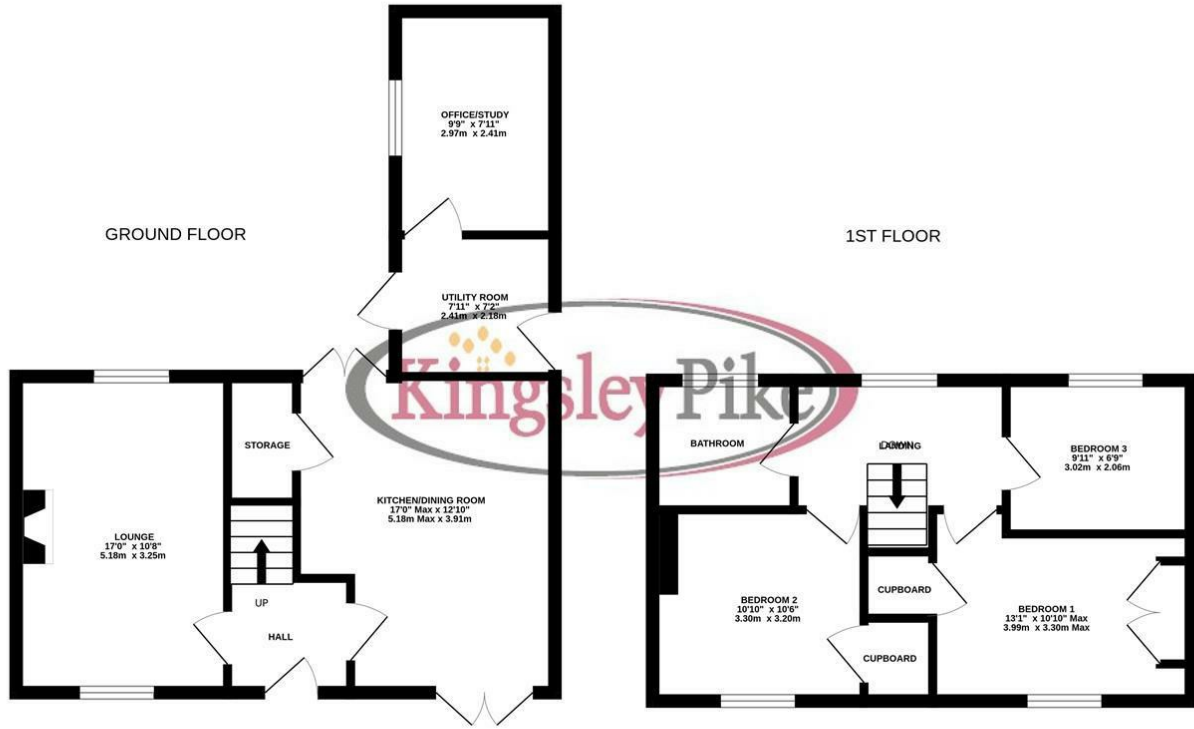








Floor Plan



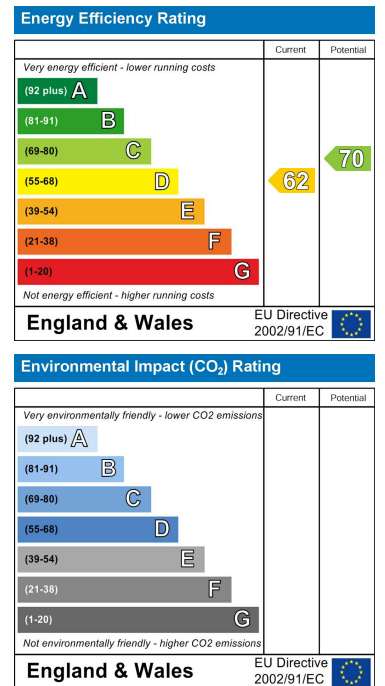
3 BEDROOM SEMI DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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