



## **2 The Hawthorns Station Road, Chippenham, SN15 4BG**

**£650,000**

Situated within a small cul de sac and located in the sought after village of Christian Malford, a four bedroom detached home. The property features a good size garden, laid mainly to lawn, backing onto opening fields. To the front there is a driveway providing off road parking and access to the double garage. The property benefits from double glazing and oil central heating. Christian Malford is a vibrant village which offers: Primary School, Village hall, Recreation Ground, local pub ' The Rising Sun', Local store with Post Office and Church. The property is for sale with no onward chain.

### Entrance Hallway



Front door leads into hallway, Stair case to first floor, radiator.

### Cloakroom

Double glazed window, W.C, hand basin, boiler.

### Living Room 20'0" x 12'01" (6.10m x 3.68m)



Double glazed windows to both front and rear, double glazed patio doors to garden, fireplace, radiator.

### Dining Room 11'07" x 8'10" (3.53m x 2.69m)



Double glazed window, radiator.

### L Shaped Kitchen / Diner 18'02" x 14'04" max narrows to 7'10" (5.54m x 4.37m max narrows to 2.39m)



Two double glazed windows, work tops with a range of cupboards and drawers, inset sink unit, space for cooker, cooker hood.





### Utility Room

Double glazed window, plumbing and space for washing machine, space for tumble dryer, 'Belfast' sink, door to garden.

### Landing

Doors to bedrooms and bathroom, built in Airing Cupboard.

### Bedroom One 15'02" x 10'08" (4.62m x 3.25m)



Double glazed window, radiator.

### En Suite



Double glazed window, tiled shower cubicle, hand basin with cupboard under, W.C.

### Bedroom Two 12'02" x 9'03" (3.71m x 2.82m)



Double glazed window, radiator.

**Bedroom Three 13'08" x 7'04" (4.17m x 2.24m)**



Double glazed window, radiator.

**Bedroom Four 10'06" x 6'03" (3.20m x 1.91m)**



Double glazed window, radiator.

**Bathroom**



Double glazed window, tiled shower cubicle, hand basin with cupboard under, W.C, access to loft.

**Outside**

**Rear and Side**



Wrap around garden laid mainly to lawn backing onto open fields, gated access to the front.



### **Front**

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

### **Double Garage 17'08" max x 17'03" (5.38m max x 5.26m)**

Garage with window, power and light, over eaves storage, two up and over doors.

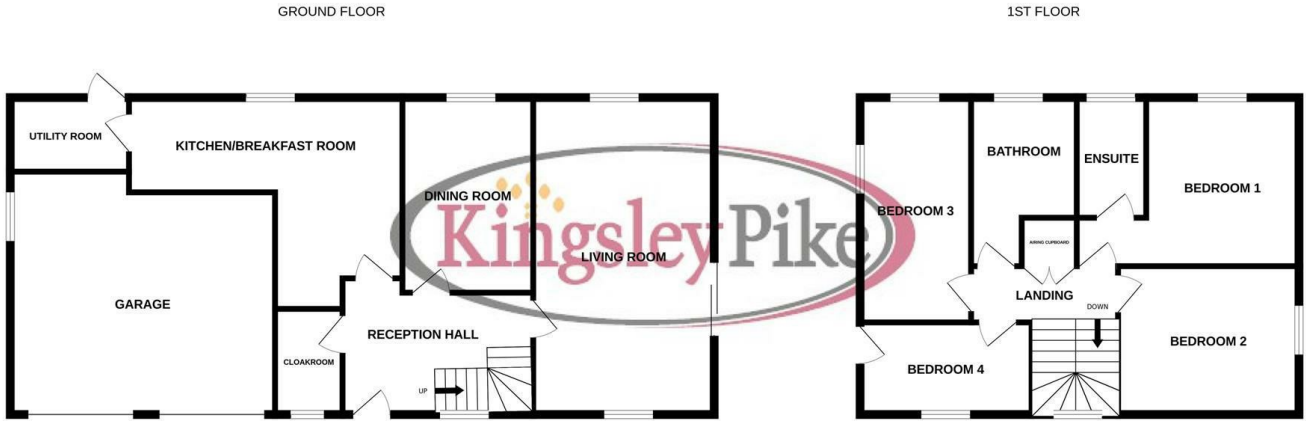
### **Tenure**

GOV.UK advise Freehold.

### **Council Tax Band**

GOV.UK advise Band F.

# Floor Plan

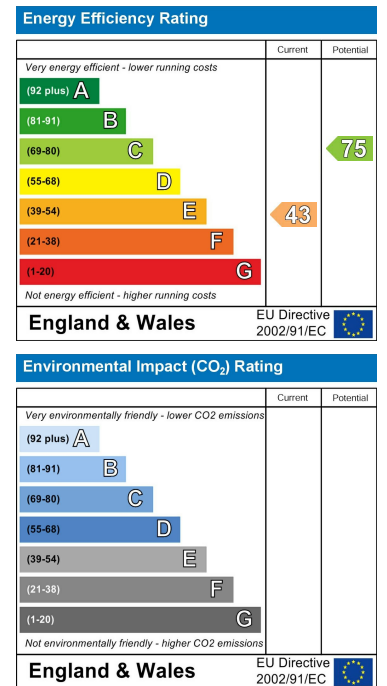


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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