

Woodslea Crossing Lane, Chippenham, SN15 4LL

£1,200,000

Located within the village of Langley Burrell on the outskirts of Chippenham, a beautifully presented and substantially extended family home with a depth of quality throughout. With accommodation arranged over three floors it offers flexibility of use and is perfect for entertaining with many of the ground floor rooms open to one another. To the front there is ample driveway parking accessed via double gates and to the rear a private garden with outdoor kitchen area. A home that must be viewed to be fully appreciated.

Woodslea, Langley Burrell

The entrance hallway gives access to the sitting room and kitchen/breakfast room with staircase leading to the first floor. The porcelain tiled floor provides a feel of flow between the primary ground floor entertaining areas.

The sitting room at the front of the home has fitted window shutters and an open fire with tiled surround with recess for log storage. It opens on to the bar area, benefitting from a drinks fridge, wine cooler, wine rack, storage cupboards and work surface. Currently home to the family piano. The formal dining area at the rear is an impressive room space which opens directly on to the garden. The lantern roof light and five panel folding doors allow light to flood in. Currently set for sixteen to dine, hosting will never be an issue. An opening to the kitchen adds a practical touch.

At the heart of the home is the kitchen/breakfast room with range of floor and wall mounted units, large island unit and breakfast bar providing seating for four, all with Quartz work surfaces. Integral appliances include; coffee machine, fridge, four electric ovens, two warming drawers, two dishwashers, electric hob and extractor fan. There is a water softener and combination tap providing boiling and filtered drinking water. A separate utility room provides plumbing for two washing machines, space for a tumble dryer and space for an American style fridge/freezer. A stable door leads to the garden and internal door opens in to the ground floor shower room with toilet.

The final room on the ground floor is the study/office. In addition to space for office furniture it provides the family with fitted storage ideal for coats, bags, shoes and boots keeping the entrance hall clear of clutter.

All bedrooms, the family bathroom, airing cupboard and stairs from to the second floor are accessed from the landing.

Bedroom one certainly has the wow factor. Its vaulted ceiling offers a feel of spaciousness, accompanied by the heritage tiled en suite with walk in remotely controlled rainfall shower, toilet, twin wash basins, vanity storage and towel radiator. Bedroom two also benefits from an en suite shower room, bedrooms three and four are further doubles. Bedroom five would make a perfect nursery or child's bedroom. The family bathroom completes the first floor accommodation.

The final room is on the top floor. The cinema room/family room gives a private area in which family can be together or find peace and quiet. Currently set up with large sofa and television it is perfect for a movie night. There is useful storage built in to the eaves. Bedrooms one, two and three along with the family room are all fitted with air-conditioning.

The private rear garden is enclosed by established Laurels, laid to areas of patio and lawn with outside tap and gated side access, The impressive outdoor kitchen and bar area will be the focal point for any gathering. Completing the home is the garage/store with double doors to the front, personal door to the side, power and light. The driveway with double gates provides parking for four or more cars.

Location - Langley Burrell

Langley Burrell is a picturesque village less than 2 miles from Chippenham. It's known for its historic charm, scenic countryside surroundings, and tranquil atmosphere. The village has a strong sense of community, with residents enjoying the local pub (Langley Tap) and village events. Surrounded by rolling hills and farmland, Langley Burrell is a lovely spot for those seeking rural charm and easy access to nearby Chippenham with its Mainline Train station serving London Paddington.

Entrance Hall

Sitting Room



Bar Area



Utility Room



Formal Dining Room



Ground Floor Toilet & Shower Room



Kitchen/Breakfast Room



Study/Office



First Floor Landing

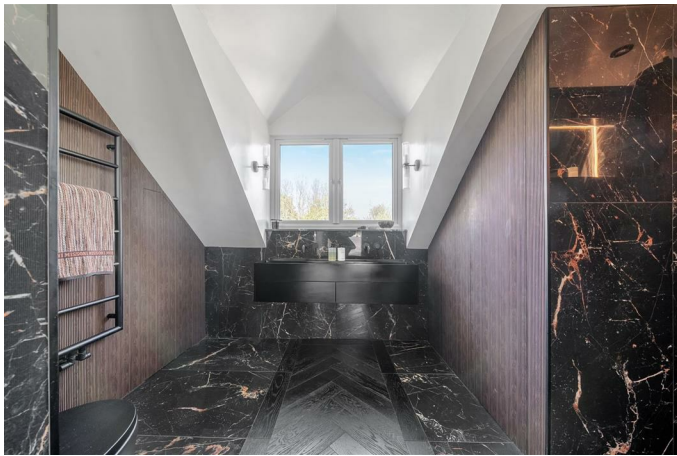
Bedroom One



En Suite



En Suite



Bedroom Three



Bedroom Two



Bedroom Four



Bedroom Five

Family Bathroom



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

Second Floor

Family/Cinema Room



Gardens



Garage/Store

Driveway

Tenure

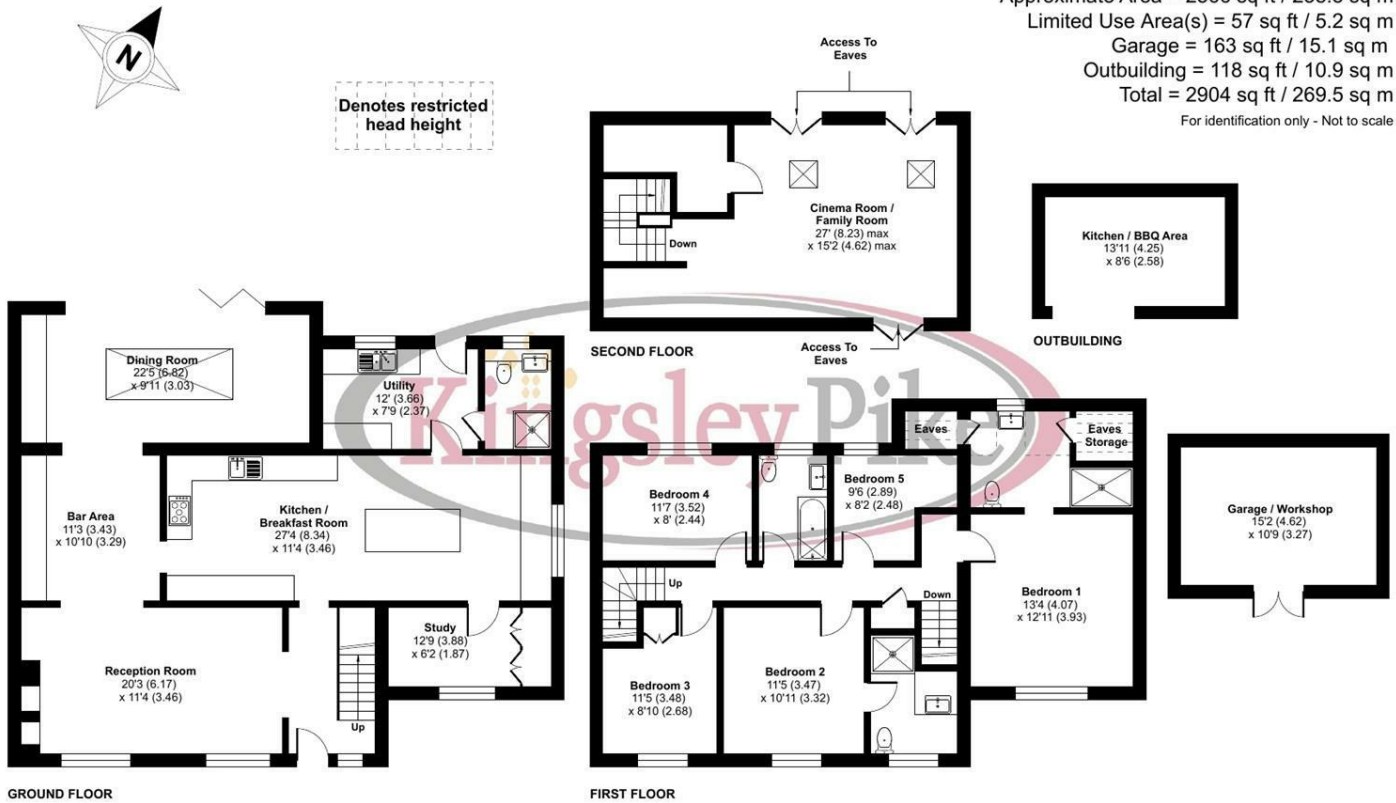
We are advised by the .gov website that the property is Freehold.

Council Tax

Floor Plan

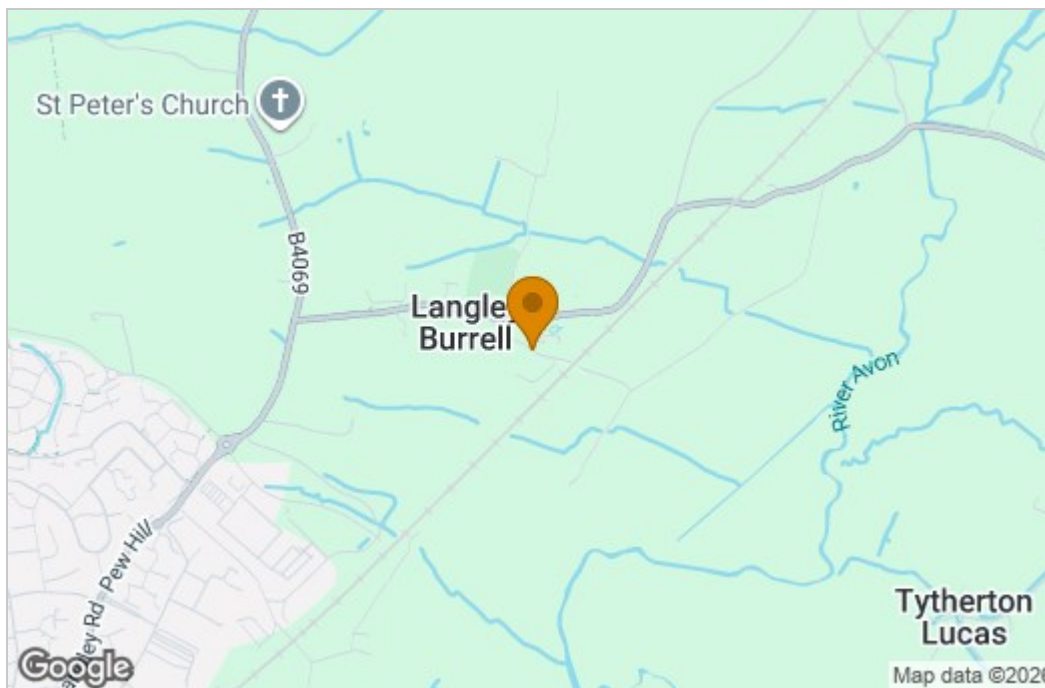
Woodslea, Langley Burrell, Chippenham, SN15

Approximate Area = 2566 sq ft / 238.3 sq m
 Limited Use Area(s) = 57 sq ft / 5.2 sq m
 Garage = 163 sq ft / 15.1 sq m
 Outbuilding = 118 sq ft / 10.9 sq m
 Total = 2904 sq ft / 269.5 sq m
 For identification only - Not to scale

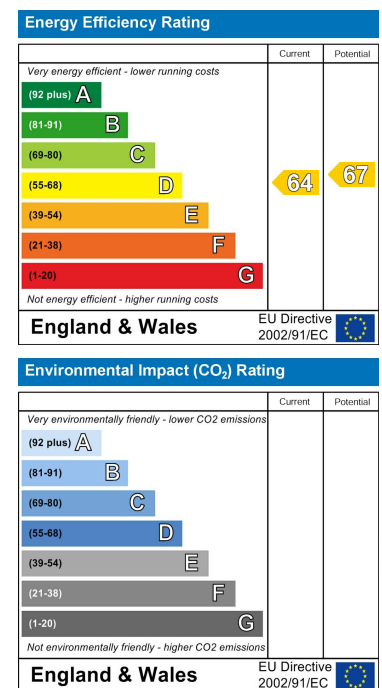


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Kingsley Pike. REF: 1435900

Area Map



Energy Efficiency Graph



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