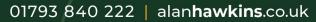


Old Orchard Close, Christian Malford, Chippenham, SN15 4AZ







3 Old Orchard Close, Christian Malford, Chippenham, SN15 4AZ

£595,000

Discover this exciting development -Contemporary Village Living Redefined in Christian Malford

Set within the picturesque Wiltshire village of Christian Malford, Spire House Developments presents a boutique development of beautifully crafted new homes designed for modern living. Thoughtfully planned and finished to a high specification throughout, each property delivers a seamless blend of comfort. functionality, and style - ideal for those seeking the tranquillity of a countryside setting without compromising on connectivity.

Step inside and you'll find light-filled interiors, carefully considered layouts, and quality finishes at every turn. Spacious open-plan kitchen and dining areas provide the heart of the home, featuring sleek cabinetry, integrated appliances, and stylish worktops - perfect for everyday life or entertaining. Living spaces are generous and welcoming, with large windows and doors inviting in natural light and offering views across enclosed gardens or surrounding greenery.

Bedrooms are well-proportioned and serene, with principal suites benefitting from en-suite facilities. Bathrooms are finished with contemporary fittings, clean lines and calming tones.

Outside, each home enjoys private parking and enclosed gardens, while selected plots feature carports or garages. Energy efficiency is at the forefront too, with air source heat pumps, EV Charging points and fibre broadband included as standard.

Perfectly placed for commuters and countryside lovers alike, Christian Malford offers excellent access to the M4. Chippenham mainline station, and the historic cities of Bath and Bristol, Local village amenities, riverside walks, and a welcoming community add to the appeal.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band New Build For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Management Fee

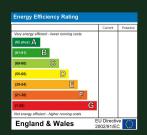
Management Fee: TBC - Guestimates c

£200-£250 p/a **Electric: Mains** Gas: None

Water + Waste: Mains

Internet: Full Fibre

Energy Efficiency Rating (England & Wales)





























TOTAL FLOOR AREA: 1255 sq.ft. (116.6 sq.m.) approx.



01793 840 222 | alan**hawkins**.co.uk

Alan Hawkins

26/26a High Street, Royal Wootton Bassett Wiltshire, SN4 7AA

Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus,

equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/survevor.





