



**South Wing, Rowden House, Rowden Hill, Chippenham, Wiltshire, SN15**

**michael  
antony**



South Wing, Rowden House,  
Rowden Hill, Chippenham,  
Wiltshire, SN15 2AG

South Wing is a Grade II Listed manor house, which is part of Rowden House and is within walking distance of the town centre and mainline railway station. The accommodation is over three floors and comprises: Entrance Hall, Inner Entrance Hall, Lounge, Dining Room, Kitchen, Downstairs Cloakroom, Two Double Bedrooms to the first floor and bathroom, whilst to the second floor, there is the master bedroom suite. The property retains most of the original features including exposed beams, Victoria style radiators, sash windows and wooden parquet flooring. Further benefits include gas central heating, parking and garden.



- GRADE II LISTED PROPERTY
- RETAINING MANY ORIGINAL FEATURES
- VICTORIAN STYLE RADIATORS
- WOODEN PARQUET FLOORING
- ALLOCATED PARKING
- CLOSE TO THE TOWN CENTRE & MAINLINE RAILWAY STATION

£1,350 pcm















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**[www.michaelantony.co.uk](http://www.michaelantony.co.uk)**

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested the apparatus, equipment fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of the property before travelling any distance to view.



### **ENTRANCE HALL**

Footpath from Victorian gate leads to the front door, which in turn leads to a small entrance hall.

### **INNER ENTRANCE HALL**

White double doors into the inner entrance hall, with wooden parquet flooring, Victorian style radiator, stairs rising to first floor, door to under-stairs storage cupboard with space and plumbing for washing machine. Doors off to downstairs cloakroom, kitchen and dining room.

### **DOWNSTAIRS CLOAKROOM**

Suite comprising w.c, pedestal wash hand basin, wooden parquet flooring, radiator and shelving.

### **DINING ROOM**

15' 6" x 13' 6" (4.737m x 4.118m) plus recess With two sash windows to front elevation with curtains, exposed beams, wooden parquet flooring, Victoria style radiator.

### **LOUNGE**

23' 10" x 16' 1" (7.267m x 4.909m) Windows to front, side and rear elevations with blinds and curtains, wooden parquet flooring, radiators, cupboard housing fuse board and electric meter.

### **KITCHEN**

14' 3" x 11' 11" (4.360m x 3.640m) Sash windows to front elevation with shutters, with original exposed ceiling beam, electric oven with inset induction hob and extractor hood over, range of wall mounted and floor units with work surfaces over, inset stainless steel sink with mixer tap, space for fridge/freezer, space for tumble dryer, wooden parquet flooring, radiators.

### **STAIRS/LANDING TO FIRST FLOOR**

Wooden stair case with bannister, wooden parquet flooring. Doors off. Stairs to second floor.

### **BEDROOM TWO**

15' 1" x 14' 3" (4.617m x 4.345m) With 2 x sash windows to front elevation with blinds, 2 x radiators, wooden parquet flooring.

### **BATHROOM**

8' 2" x 13' 8" (2.510m x 4.183m) Sash window to front elevation and blind, white suite comprising, panelled bath with shower over, low level w.c, pedestal wash hand basin, ladder style heated towel rail, wooden flooring.

### **BEDROOM THREE**

14' 6" x 14' 1" (4.445m x 4.298m) with 2 x sash windows to front elevation with wooden blinds, 2 x radiators, wooden parquet flooring.

### **MASTER BEDROOM**

29' 9" x 8' 10" (9.074m x 2.704m) Wooden staircase rising to the second floor brings you to the Master Suite, with 2 x sash windows to front elevation with wooden blinds, 2 x radiators, wooden parquet flooring, double doors to storage cupboard.

### **ENSUITE**

8' 2" x 6' 4" (2.509m x 1.934m) With wooden flooring, corner shower cubicle with shower, w.c., pedestal wash hand basin and ladder style heated towel rail.

### **EXTERNALLY**

To the front of the property is a good sized garden enclosed by hedging. There is also shared parking to the side of the property.

### **COUNCIL TAX**

Band 'E'

## FEES

A holding deposit of 1 week's rent of £310.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent £1,557.00 will be held during the tenancy

(Please bring passport OR driving licence & birth certificate plus a utility bill less than 3 month's old showing your current address) as a right To Rent check will be carried out.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   C
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		

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