

The Limes Church Road, Chippenham, SN15 4BW

£1,150,000

Nestled in the charming village of Christian Malford this substantial modern five-bedroom detached house is a true gem. Boasting a large kitchen/family room, two additional reception rooms, a separate study and three bathrooms, this property offers ample space for a growing family. Built in 2011, this home exudes a high level of finish and a feel of grandeur throughout. The detached garage block with double garage, store and office/possible living space with separate toilet provides additional convenience and storage options. Situated on a generous plot, it offers ample parking, making hosting guests or having multiple vehicles a breeze. Whether you're looking for bedroom size or living space this house caters to all your needs. Don't miss the opportunity to make this impressive property your new home.

The Limes

Accessed via double gates the gravelled driveway leads to the front door and provides ample parking for a large number of vehicles. Surrounding the plot the gardens are laid predominantly to lawn, with areas of patio and backing on to a wooded area providing privacy.

Upon entering the property you are welcomed by the generous and light entrance hall with wood flooring and central staircase leading to the first floor. Off of the entrance hall you have a cloakroom, separate study, formal dining room, lounge with media wall, inbuilt speaker system, 'real flame' effect fireplace, bi folding doors opening on to the garden and the kitchen/family room with Quartz breakfast bar, integral appliances, sofa seating, access to the garden and door to the utility room.

The first floor offers five bedrooms all with fitted/built in wardrobes (four doubles and one generous single) en suite's to the master and second bedroom along with a generous family bathroom with bath and separate shower cubicle.

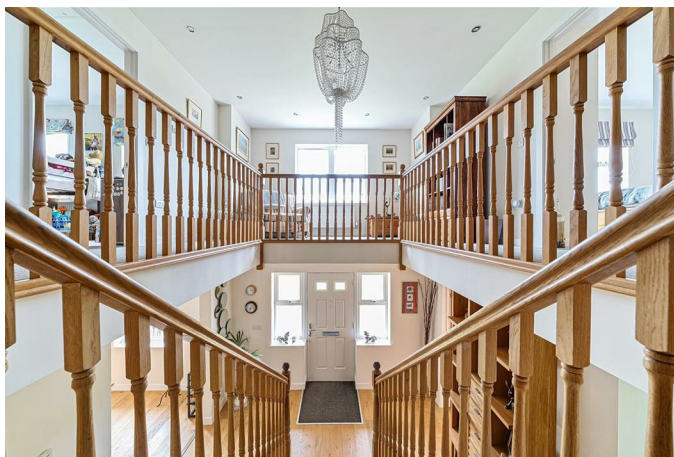
The detached garage building comprises of a double garage, store room on the ground floor and staircase leading to the office/living accommodation with Velux windows and separate toilet. The building offers great potential for a range of possible uses.

The ground source heat pump provides the property with hot water and heating.

Christian Malford

Christian Malford is located south of the M4 motorway less than four miles from Junction 17 and less than 6 miles from Chippenham with its mainline train serving London Paddington and Bristol. The village itself offers a Local Shop with a Post Office, Pub, 13th Century Church, Recreation Ground with pavilion and a well regarded Primary School. The village also supports a number of Organisations and Clubs.

Entrance Hall



Cloakroom

Dining Room



Study



Lounge



Kitchen/Family Room



Utility Room

Landing

Bedroom One



En Suite



Bedroom Three



Bedroom Two



Bedroom Four



En Suite



**Bedroom Five
Bathroom**



Detached Garages/Office



Council Tax

We are advised by the .Gov website that the property is Band G

Double Garage

Store Room

Office/Potential Annexe



Toilet

Driveway

Gardens



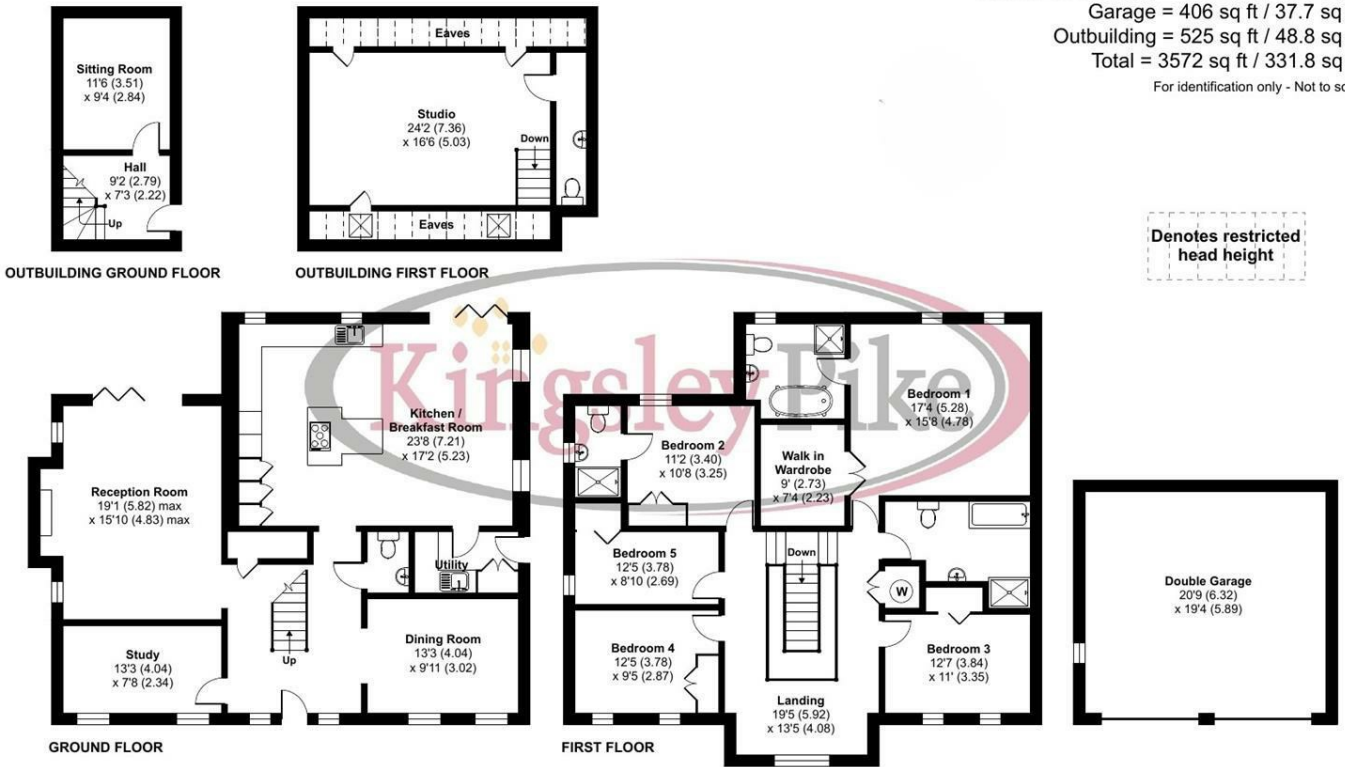
Tenure

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

Floor Plan

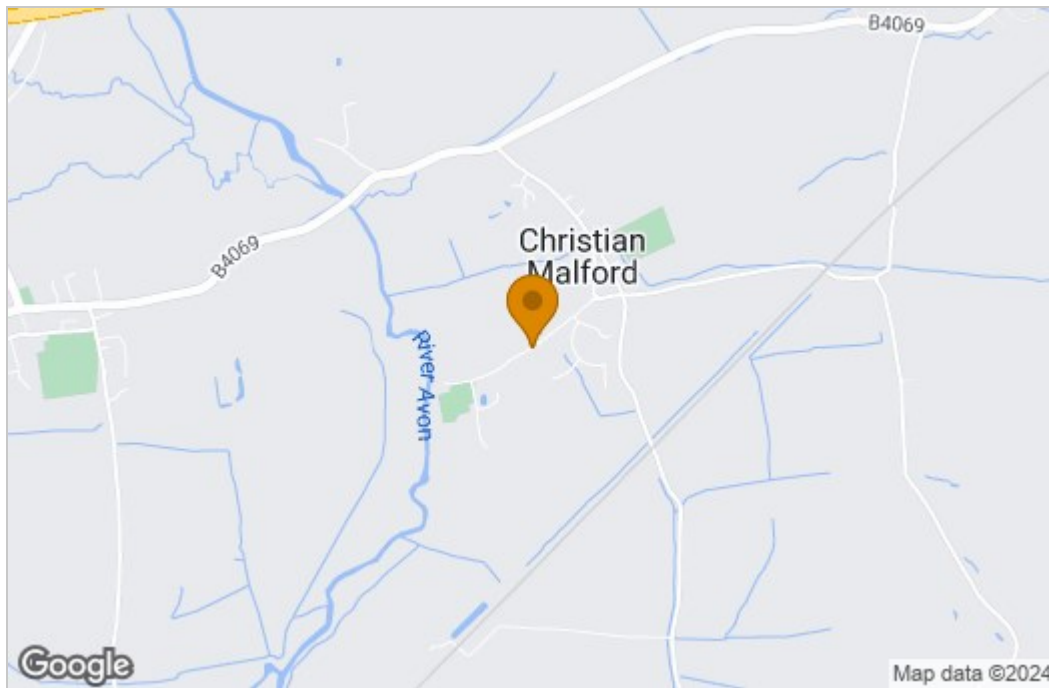
Church Road, SN15

Approximate Area = 2529 sq ft / 234.9 sq m
 Limited Use Area(s) = 112 sq ft / 10.4 sq m
 Garage = 406 sq ft / 37.7 sq m
 Outbuilding = 525 sq ft / 48.8 sq m
 Total = 3572 sq ft / 331.8 sq m
 For identification only - Not to scale

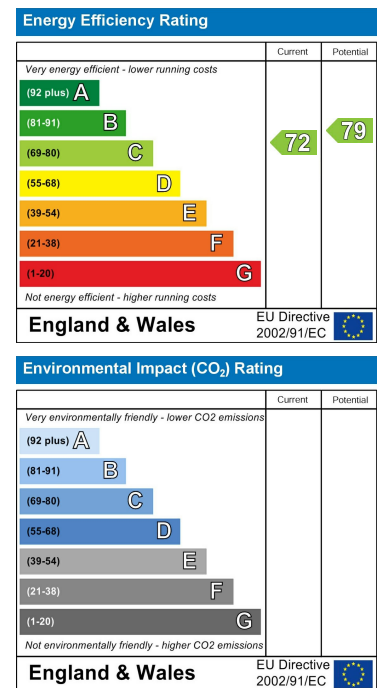


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrbecom 2024. Produced for Kingsley Pike. REF: 1133619

Area Map



Energy Efficiency Graph



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