



**12 Lime Trees, Chippenham, SN15 4BN**

**£850,000**

Welcome to Lime Trees, a stunning detached village home located in the picturesque village of Christian Malford, Chippenham. This property boasts three generous reception rooms, with four bedrooms and three bathrooms, there is ample space for everyone to enjoy. Situated in a sought after cul-de-sac, this extended property offers privacy and countryside views. The well-presented interior is sure to impress, providing a comfortable and stylish living space for you to call home. To the front there is ample driveway parking and to the rear a well maintained garden with patio space and garden storage. With scope for further extension it is a must view home.

## 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.

## 12 The Limes



Located towards the end of the cul de sac the property offers ample parking space on the gravelled driveway to the front of the home. From the entrance hall there are doors leading to the dining, kitchen/breakfast room and ground floor shower room with toilet as well as stairs leading to the first floor.

The generous dining area currently has a table seating twelve, French doors leading in to the garden, opening in to the lounge which also has French doors on to the patio and wood burner and sliding doors on to the family room. The family room offers flexible use with a glass lantern skylight and opening to the recently installed modern kitchen with Quartz surfaces, breakfast bar for five and integral appliances.

The separate utility room is accessed from the inner hallway as well as doorway to the ground floor master bedroom. Measuring 17'7" x 14' 5" with built in wall of wardrobes the bedroom offers space for seating as well as bedroom furniture. The en suite has a free standing bath and walk in glass screened shower cubicle.

On the first floor there are three bedrooms, two doubles with built in eaves storage, single bedroom with views over countryside and a family bathroom.

At the rear the garden is laid to areas of patio and

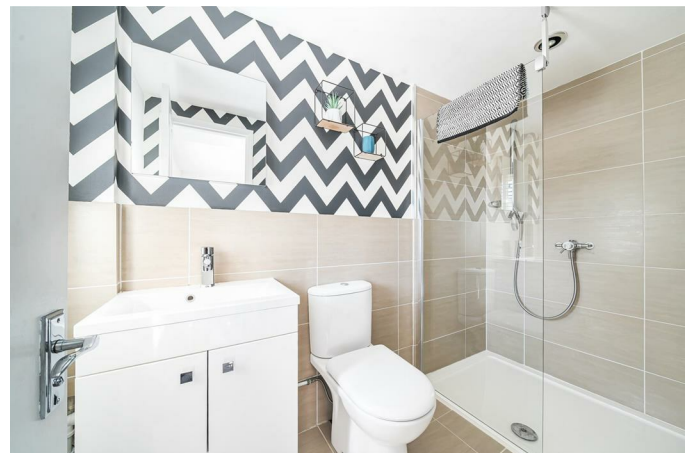
lawn with two garden sheds and access to a further area of land maintained (with permission) by the owners of 12 Lime Trees.

Whilst currently offering ample bedroom and living space, there is (subject to planning) space to the side of the lounge and room above the master bedroom to further extend this home.

## Entrance Hall



## Shower Room

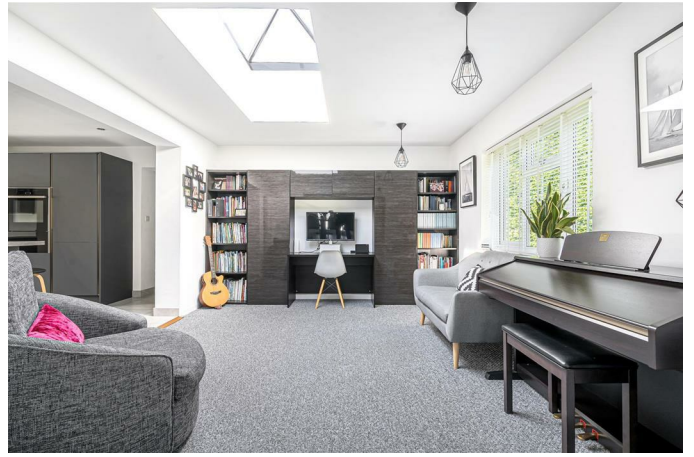


## Dining Room





**Family Room**



**Lounge**

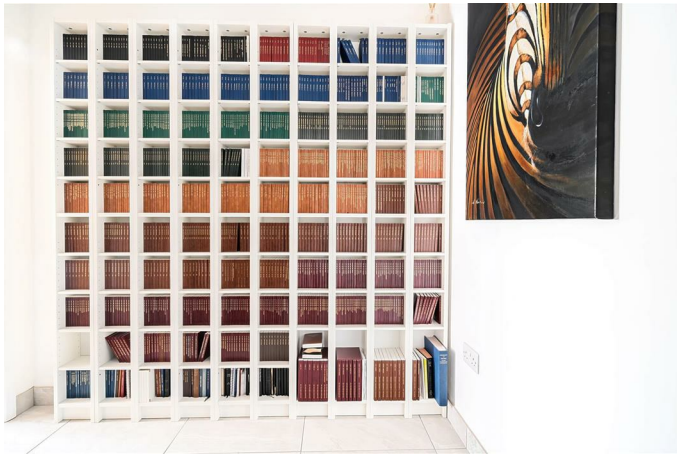


**Kitchen/Breakfast Room**





**Inner Hallway**



**Utility Room**



**Bedroom One**

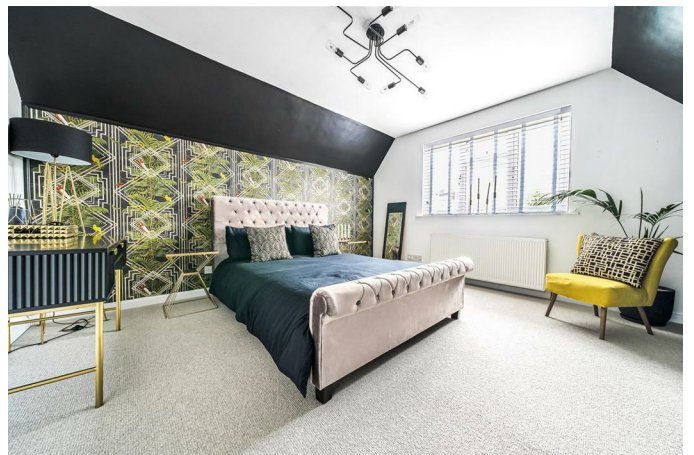


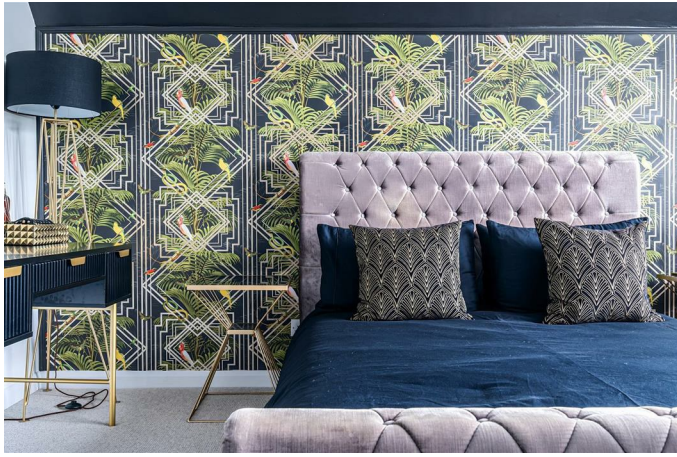
**En Suite**



**Landing**

**Bedroom Two**





**Bedroom Three**



**Bedroom Four**



**Bathroom**



**Gardens**





### **Driveway**

### **Tenure**

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

### **Council Tax**

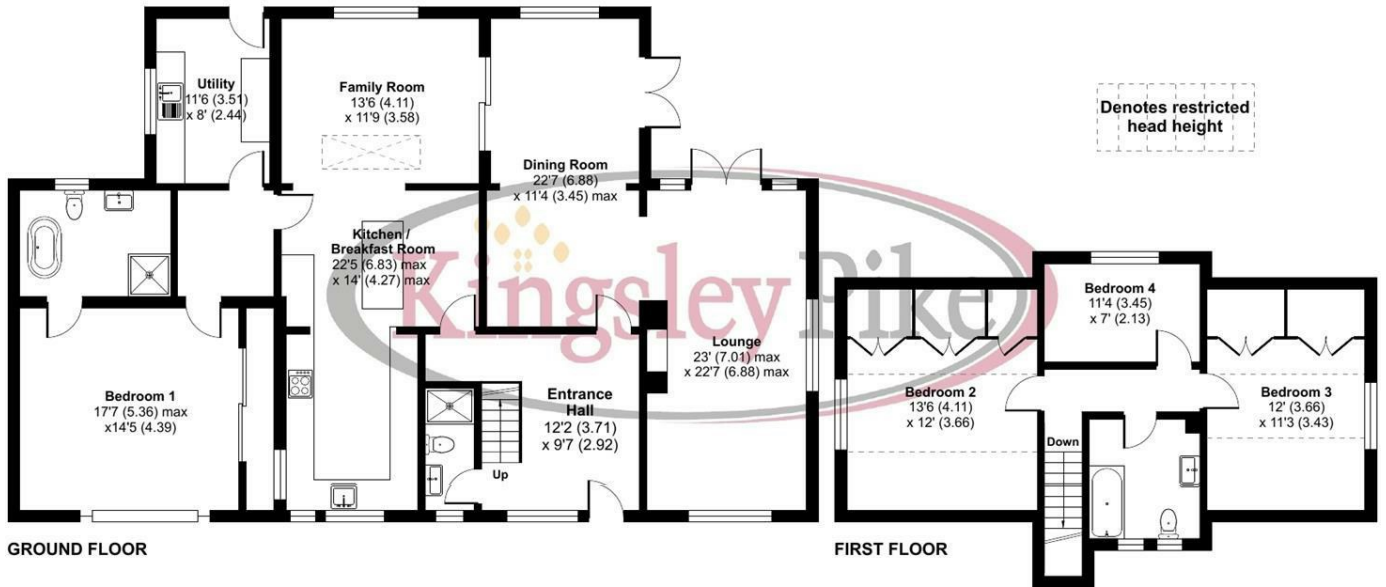
We are advised by the .Gov website that the property is band F.

# Floor Plan

## Lime Trees, Christian Malford, Chippenham, SN15

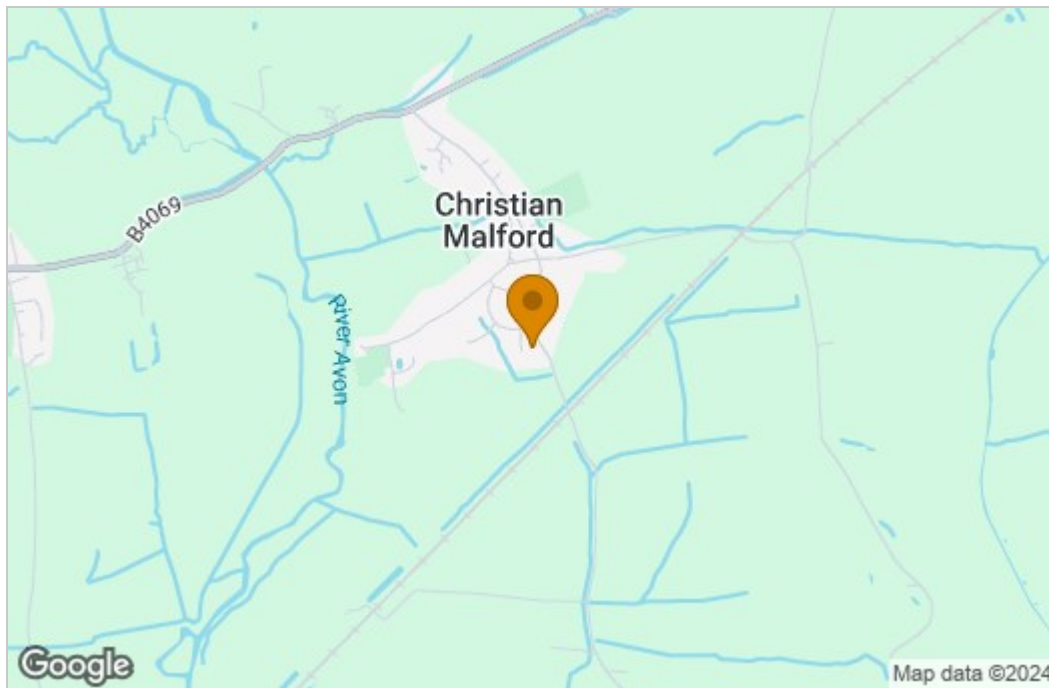
Approximate Area = 1731 sq ft / 160.8 sq m  
 Limited Use Area(s) = 273 sq ft / 25.3 sq m  
 Garage = 255 sq ft / 23.6 sq m  
 Total = 2259 sq ft / 209.7 sq m

For identification only - Not to scale

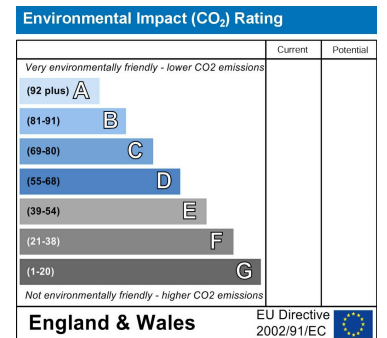
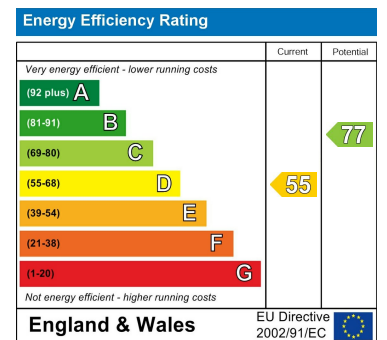


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickcom 2024. Produced for Kingsley Pike. REF: 1147040

# Area Map



# Energy Efficiency Graph



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