

Plot 4 Malford Farm Main Road, Chippenham, SN15 4FJ

£895,000

1801 Sq Ft - CORNER PLOT. THREE BEDROOMS TWO OF WHICH HAVE EN SUITES, TWO FIRST FLOOR STUDIES. ENTRANCE HALLWAY, SITTING ROOM, SNUG, KITCHEN / DINING / FAMILY ROOM WITH BI FOLD DOORS TO GARDEN, UTILITY ROOM, DOUBLE GARAGE AND PAVIOUR DRIVEWAY, COUNTRYSIDE VIEWS TO THE REAR.

The Location

The sought after village of 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 offers a Local Shop with a Post Office, Public house 'The Rising Sun', 13th Century Church, Recreation Ground with pavilion and a well regarded Primary School. The village also supports a number of Organisations and Clubs.

The Property

Plot four is the latest home to be released for sale by locally based B2 building Services Limited having already completed on four other plots. When complete the development will consist of six homes (The final plot is currently under construction with an estimated completion date of Mid 2025). Plot four occupies a corner plot with large garden to the rear backing onto open countryside.

The property has Attic trusses which could be converted to provide additional accommodation. The elevations are of natural stone and some cladding beneath slate roof, there are Anthracite aluminium double glazed windows and photo voltaic panels to the roof to provide supplementary electricity.

The Accommodation

Entrance hallway, sitting room with wood burner, snug, 33' x 10' kitchen, family/ dining room (Bi fold doors to large garden backing onto open countryside), cloakroom and utility, landing with access to loft, three bedrooms two en suites and two first floor studies. Outside there are good size gardens to side and rear, a paviour driveway provides off road parking and access to the double garage (20'0" x 19'9").

Outside



Garage

Views To The Rear

Agents Notes

Photo Voltaic panels, Air source heat pump for central heating and hot water. There will be a private residents Management Company set up once all properties have been completed, there is mains water and electricity, private drainage system linking to the mains. An insurance backed Chartered Surveyors Certificate will cover structural defects.

Council Tax Band

To Be Assessed.

Tenure

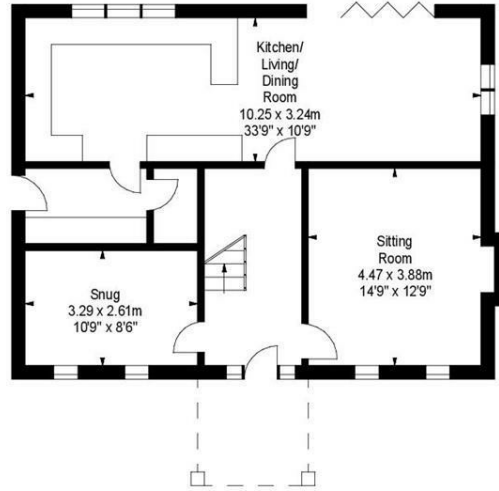
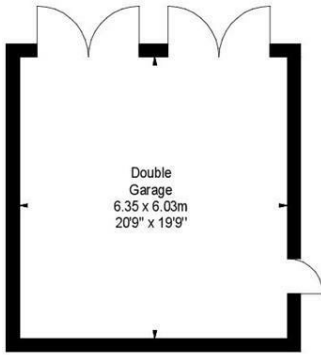
Freehold.

Viewing

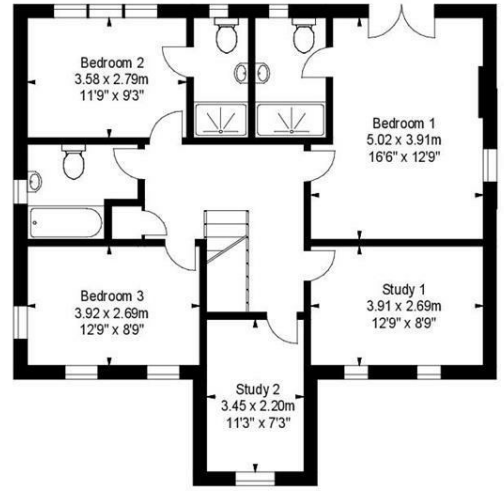
By Appointment with Kingsley Pike Estate Agents.

Floor Plan

Approx. Gross Internal House Area*
 167.31 M² - 1801 Ft²
 Approx. Gross Garage Area*
 38.46 M² - 414 Ft²
 Approx. Gross Total Area*
 205.77 M² - 2215 Ft²



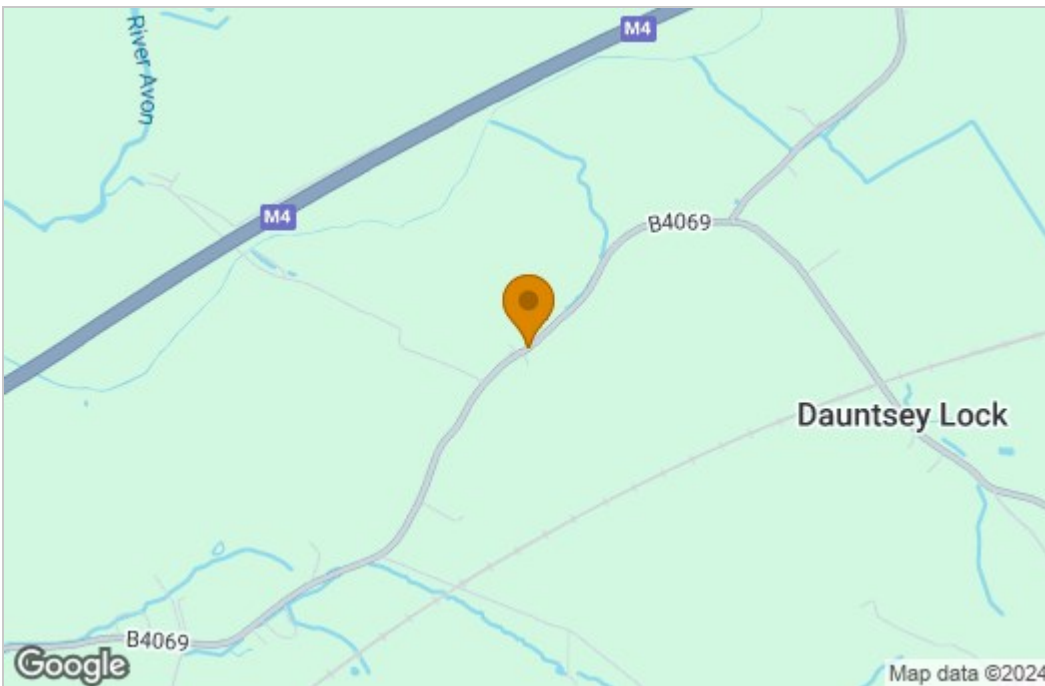
Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale
 * As Defined by RICS - Code of Measuring Practice

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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