



**36a Old Hardenhuish Lane, Chippenham, SN14 6HN**

**£875,000**

POTENTIAL DEVELOPMENT OPPORTUNITY. Situated in the sought after location of Old Hardenhuish Lane, opposite Hardenhuish and Sheldon Secondary Schools, offering excellent road links to both the town centre with Main Line Railway Station serving London Paddington and the M4 Motorway Jct. 17. A four bedroom detached house with extensive garden to the rear and stone shingled driveway to the front which provides off road parking for several cars and access to the double garage. The current owner made preliminary enquiries with Wiltshire Council in 2019 to divide the garden and erect a four bedroom detached home, initial responses were favourable, drawings were also produced by an architect. The garden is laid mainly to lawn with Gazebo and Veranda, further greenhouse and timber shed, flower beds and borders. The property further benefits from double glazing and gas central heating.



### **Porch**

Front door leads into porch, double glazed window to side and further door into hallway.

### **Entrance Hallway**

Staircase to first floor, steps down to cloakroom, radiator.

### **Living Room**



Double glazed window to both front and side, double glazed patio doors to garden, two radiators, fireplace.



### **Dining Room**



Double glazed windows to both front and side, two radiators.

### **Kitchen / Breakfast Room**



Double glazed window to rear overlooking the garden, laminated work tops with a range of cupboards and drawers under, also a range of cupboards over, inset gas hob with cooker hood, fitted electric oven and further fitted microwave, integrated dishwasher, radiator.



### **Utility leading to covered side area.**

Plumbing and space for washing machine, window, wall mounted gas boiler, opening to covered side area with doors to front and rear.

### **Landing**

Doors to all bedrooms and bathroom, access to loft with drop down ladder and light, part boarded, built in cupboard housing hot water tank.

### Bedroom One



Double glazed windows to front, rear and side, two radiators, built in wardrobes.



### Bedroom Two



### Bedroom Three



Double glazed window, built in wardrobe, radiator.

### Bedroom Four



Double glazed window, radiator.

### Refitted Shower Room



Double glazed window, walk in shower, hand basin with vanity unit, cupboards and drawers, W.C, heated towel rail.

### Outside

#### Front

Stone shingled driveway providing off road parking for several cars, access to the double garage, mature hedging.



## Rear



Large mature garden, laid mainly to lawn, flower beds and borders, Gazebo with power and light, large timber shed, greenhouse, veranda, mature hedging.







**Double Garage**

Power and light.

**Tenure**

GOV.UK advise Freehold.

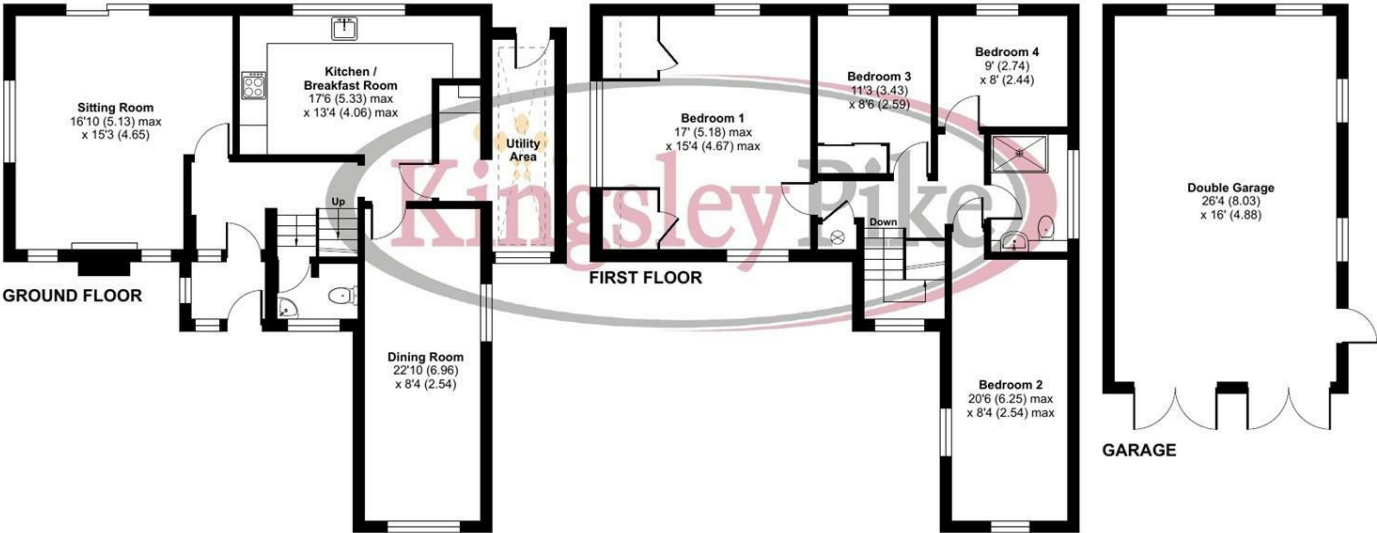
**Council Tax Band**

GOV.UK advise Band F

Floor Plan

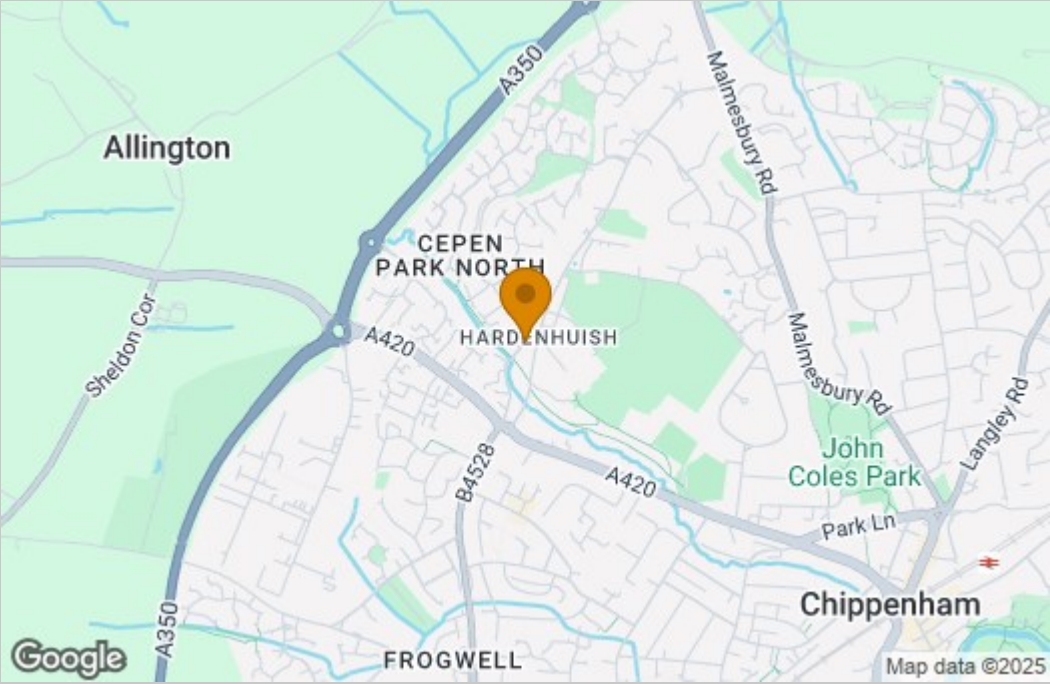
Hardenhuish Lane, Chippenham, SN14

Approximate Area = 1617 sq ft / 150.2 sq m  
Limited Use Area(s) = 12 sq ft / 1.1 sq m  
Garage = 421 sq ft / 39.1 sq m  
Total = 2050 sq ft / 190.4 sq m  
For identification only - Not to scale

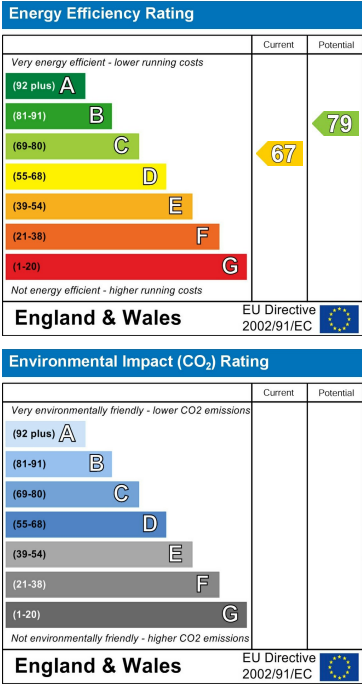


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Kingsley Pike. REF: 1196186

Area Map



Energy Efficiency Graph



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