



Peterborough Lodge , Chippenham, SN15 4HD

£975,000

*****APPROX THREE ACRES*** ***POTENTIAL BUSINESS OPPORTUNITY***** A fantastic opportunity to purchase this four/five bedroom detached property, situated within easy reach of the M4 motorway and Chippenham with main line rail links to London Paddington. The property has been extended over the years and now boasts on the ground floor: open plan living room with modern fitted kitchen, family room / bed five, shower room, office, utility and cloakroom, on the first floor, four further bedrooms, master with en suite, walk in wardrobe and modern fitted bathroom. The immediate garden is laid mainly to lawn with patios and pergola, a gate leads onto a driveway with double gates, barn and stable block. A further gate provides access to where there are five hard standing pitches with power for caravans or motorhomes, this area would require some remedial works in order to utilise again, an income has been generated from this in years gone by. The remaining area consists of lawn and paddock.

Entrance Hallway



Double glazed window to front, stair case to first floor, built in cupboard.

Shower Room



Double glazed window, shower cubicle, W.C, hand basin with cupboard under, radiator.

Open Plan Living Area / Kitchen / Diner 28'6" x 25'0" (8.69m x 7.62m)



Three double glazed sliding patio doors to dual aspects, two radiators, wood burner.



Modern Fitted Kitchen



Double glazed window, quartz work tops with a range of fitted cupboards and drawers, inset hob with cooker hood, three built in ovens, one of which is a microwave, space for fridge / freezer, integrated dishwasher, water softener, wine cooler.

Boot Room 14'4" x 6'11" (4.37m x 2.11m)

Double glazed window and doors to outside.

Office 10'04" x 9'10" (3.15m x 3.00m)



Double glazed window, radiator.

Family Room / Bedroom Five 10'0" x 8'11" (3.05m x 2.72m)



Double glazed window, built in wardrobes, radiator.

Landing

Double glazed window, built in cupboard.

Bedroom One 15'02" x 11'06" (4.62m x 3.51m)



Double glazed windows to both front and side, radiator, doors to en suite and walk in wardrobe.

En Suite



Double glazed window, double shower, hand basin with fitted cupboard under, W.C.

Bedroom Two 10'10" x 10'03" (3.30m x 3.12m)



Double glazed window, built in wardrobe, radiator.

Bedroom Three 10'06" x 8'08" (3.20m x 2.64m)



Double glazed window, radiator.

Bedroom Four 10'0" x 8'11" (3.05m x 2.72m)



Double glazed window, radiator.

Bathroom



Double glazed window, 'P' shaped bath with over bath shower, hand basin with cupboard, radiator.

Outside



Immediate Garden



Lawn, Decked Pergola, circular patio gated access to driveway.

Driveway

Providing off road parking for a number of cars, access to barn and stables.

Barn 29'10" x 19'09"



Window, power and light. To the rear of the barn there is a shower room with hand basin and toilet.

Stable Block 16'01" x 9'05" (4.90m x 2.87m)

Three stables with power and light.

Further garden / hardstandings and paddocks



The plot extends into further outside area with paddocks. There are five hardstanding's with power that have been used in the past for caravans and mobile homes, this generated income for the owners. Potential to start up again.



Council Tax Band

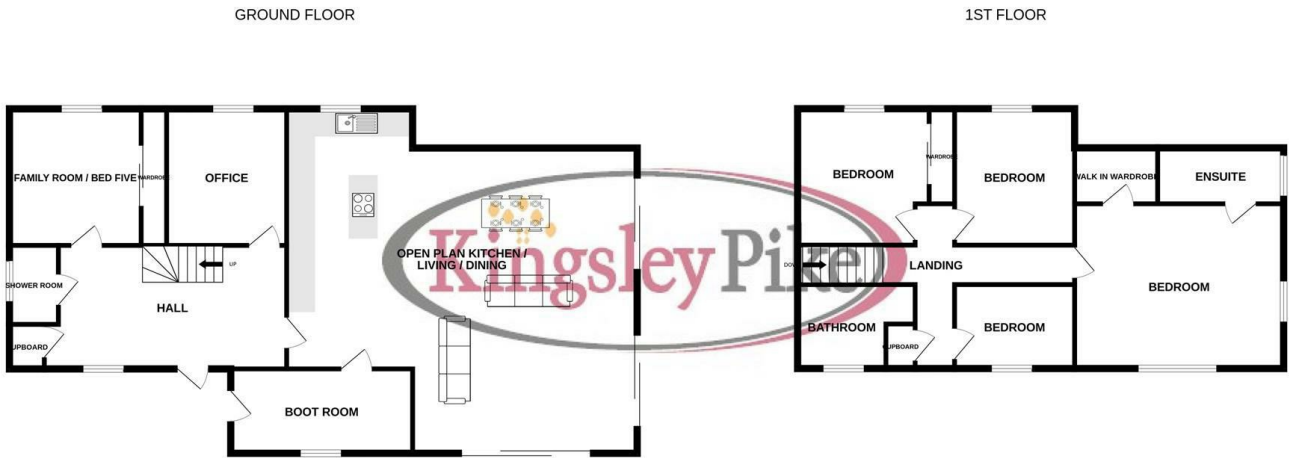


GOV.UK advise Band E

Tenure

GOV.UK advise Freehold

Floor Plan

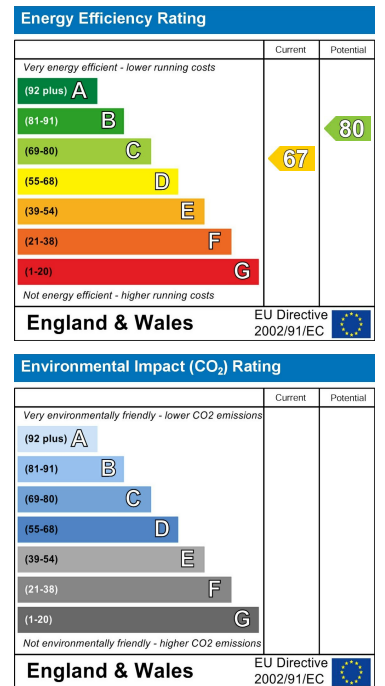


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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