



## **4 Odcroft Close, Chippenham, SN15 3SD**

**£539,950**

This detached family home is located next to the Wiltshire countryside moments from the riverside walk into the town centre, and less than a mile from the mainline train station serving Bristol Bath and London Paddington. Nearby is also the Monkton Park Primary School. Comprising; entrance hall, lounge, kitchen/dining room, snug/office and cloakroom on the ground floor, four bedrooms all suitable for a double bed, family bathroom and refitted en suite on the first floor. To the rear is a mature garden with gated side access leading to the driveway parking and door in to the single garage. The home benefits from solar panels, battery storage, air source heat pump and electric car charger combining to offer low running costs and low environmental impact.



### Entrance Hall

Double glazed front door, laminate flooring, radiator, stairs to the first floor, storage cupboard, doors to the cloakroom, lounge and kitchen/dining room.

### Cloakroom

Toilet, wash hand basin and tiled floor.

**Lounge 14'01" x 13'11" Maximum (4.29 x 4.24 Maximum)**



Double glazed window to the front, radiator and door leading in to the kitchen/dining room.

**Kitchen/Dining Room 20'07" x 9'10" (6.27 x 3.00)**



Double glazed window and double glazed French doors to the rear, opening to the snug/office, laminate flooring, vertical radiator, range of modern floor and wall mounted units, tiled splashes, Neff induction hob, electric oven and grill, integral dishwasher, space for a freestanding fridge/freezer.

### Dining Area



Space for a dining table and chairs.

**Snug / Office 9'11" x 8'02" (3.02 x 2.49)**



Double glazed French doors to the garden, machined Oak flooring and door leading in to the garage.

### Landing

Loft access, airing cupboard and doors to all bedrooms and the family bathroom.

**Bedroom One 15'09" x 10'05" (4.80 x 3.18)**



Double glazed window to the front, radiator and door to the en suite.



**En Suite 10'05" x 4'0" (3.18 x 1.22)**



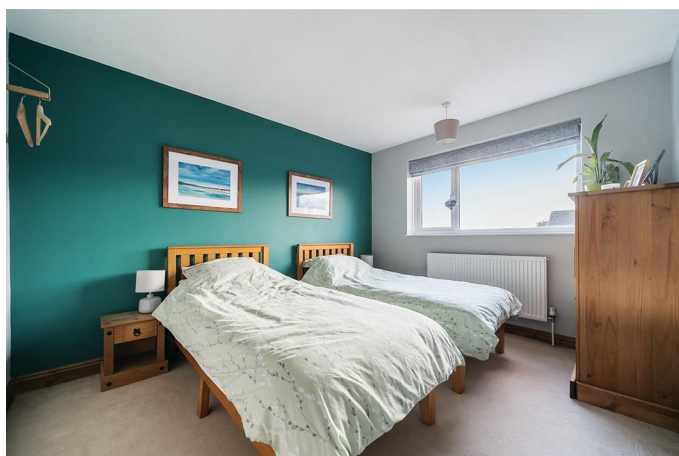
Double glazed window to the rear, towel radiator, tiled flooring, tiled walls, toilet, wash hand basin with vanity storage space, walk in glass shower cubicle.

**Bedroom Two 13'08" x 9'11" (4.17 x 3.02)**



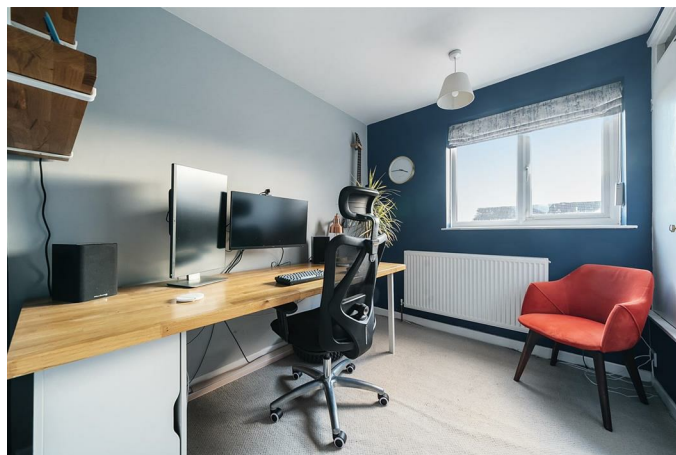
Double glazed window to the rear and radiator.

**Bedroom Three 12'05" x 11'07" Maximum (3.78 x 3.53 Maximum)**



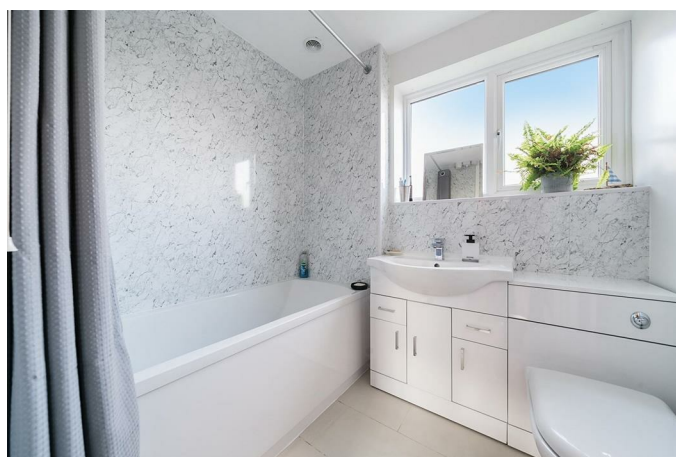
Double glazed window to the front and radiator.

**Bedroom Four 8'09" x 7'05" (2.67 x 2.26)**



Double glazed window to the front, radiator and over stairs cupboard. The room was previously used as a guest double bedroom.

**Bathroom 6'07" x 5'08" (2.01 x 1.73)**



Double glazed window to the rear, towel radiator, tiled floor, bath with electric shower over, wash hand basin with vanity storage and toilet.

**Rear Garden**



Laid to areas of patio and lawn with a mature selection of plants, trees and shrubs, a gate at the side provides access to the front of the property.



### **Garage 16'02" x 10'01" (4.93 x 3.07)**

Double door to the front, power, light and water. To the rear is a sink, counter top, space for washing machine and tumble dryer.

### **Driveway**

The paved driveway provides off road parking for at least three cars.

### **Solar System / Running Costs**

One of the main selling points of this home is its low environmental impact and low running costs. The property owns solar panels, battery for storing excess electricity generated by the panels, air source heat pump and a Zappi car charger which is integrated with the solar system to utilise excess electricity. The annual cost for utilities (not including water) in 2024 was £968. Because the property benefits from a legacy solar panel feed in tariff until 2035 (money paid to the property owners for generation and assumed export) they received a payment back of £700. This means the net spend on energy was £268. Further in depth information regarding energy consumption can be made available.

### **Tenure**

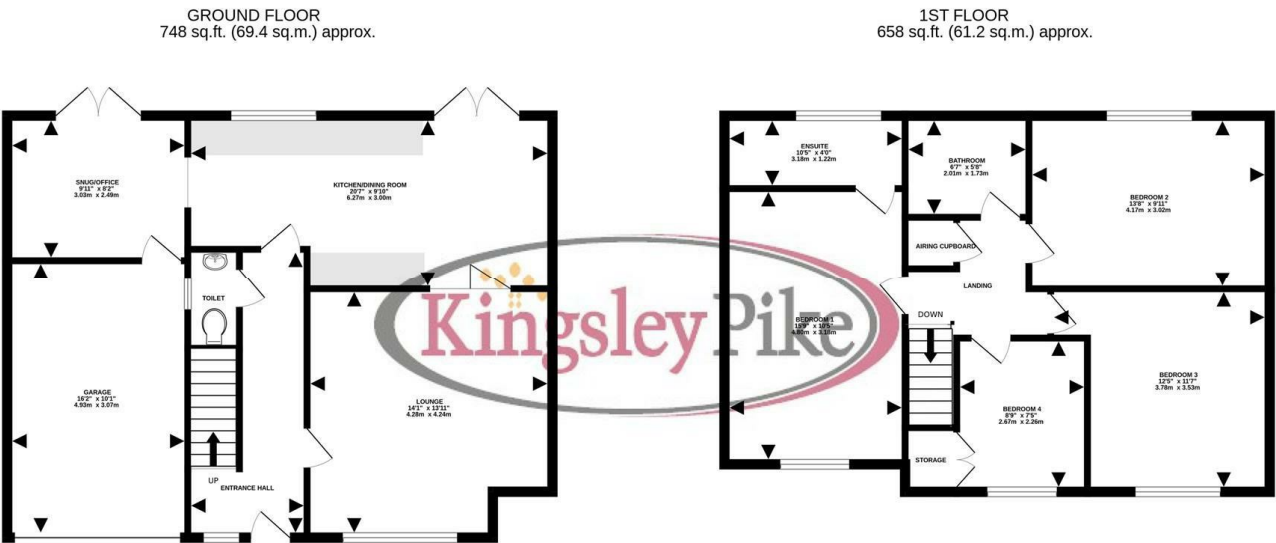
We are informed by the .gov website that the tenure of this property is Freehold.

### **Council Tax**

We are informed by the .gov website that the property is band E.



Floor Plan



4 BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA: 1406 sq.ft. (130.6 sq.m.) approx.

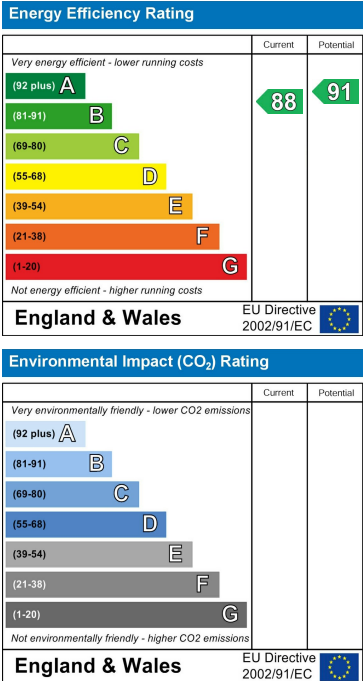
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.