



## 22, Upper Seagry, Chippenham

Price Guide £700,000

A renovated and extended detached home (1478 sq ft), situated in the heart of this popular village.

3 double bedrooms, 2 bath/shower rooms. Hall, sitting room, fabulous kitchen/dining room/family room, utility room, cloakroom. 3 bay car barn providing covered parking for two cars plus a store/workshop with potential for a home office.



# 22 Upper Seagry, Chippenham

## The Property

This spacious detached home has been in the same ownership for three generations. The current owners have added a two storey extension creating a fabulous kitchen/dining/family room and large master bedroom suite above. The whole property has been refurbished, with works including a new roof, rewiring and the installation of a central heating system, with underfloor heating to the ground floor. A newly built car barn has also been erected, providing covered parking for two vehicles and a useful store/workshop with potential for a home office.

## The Accommodation

French doors lead directly into the fabulous kitchen/dining/family room. This has an excellent range of units, including a larder cupboard and a large central island. There is an integrated dishwasher and Rangemaster range with ceramic hob and extractor hood over. A door from the dining area leads into the hall with under stair storage and stairs to first floor. The sitting room is dual aspect and has a log burning stove with built-in cupboards and shelving to either side of the fireplace. Off the kitchen is the utility room with space for three under counter appliances, a door off leads to the cloakroom. On the first floor the large master bedroom has French doors, with juliet balcony, maximising the benefit of the stunning views over the adjacent farmland. The luxury en suite bathroom is fitted with quality white sanitary ware including a free standing roll top bath. There are two further double bedrooms and a family shower room.

## Outside

The enclosed garden lies to the front of the property. It is chiefly lawned with paved seating area and shrub borders. There is an outside tap and power. Across the road is a newly built car barn comprising two parking bays and a store/workshop/potential for home office. There is further off road parking to the right hand side, together with log store, and an area of garden to the left hand side.

## General

Council Tax Band E - £2,794.31 payable for 2024/25. EPC rating D-59.

## Location

Upper Seagry is a small rural village located about five miles south of Malmesbury. The village has a primary school, church and public house. Junction 17 of the M4 is conveniently close by providing access to the areas major employment centres of Swindon, Bath and Bristol. An intercity train service is available from Chippenham providing service to Paddington in just over an hour.

## Directions to SN15 5EX

Leave Malmesbury heading south on the A429. Turn left signposted to Startley and The Somerfords. Proceed through Startley and on to Upper Seagry. Continue past the New Inn Public House on the right and the property can be found on the left hand side, before the entrance to the school.

