

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 38 Henn Lane, Chippenham

Price Guide £700,000

A thoughtfully designed individual family home (1870 sq ft) in a sought after village, close to local amenities, with excellent nearby transport links.

Reception/dining hall, sitting room, large sun room, kitchen/breakfast room, study, utility room/cloakroom. 3/4 double bedrooms, large family bathroom.

Landscaped mature gardens. Ample parking.



# 38 Henn Lane, Chippenham

## The Property

An individually designed detached family home nestled in a desirable village location with excellent travel links close by. Offering an ideal balance of tranquility and convenience, this property is a short distance from local amenities and is perfectly positioned for both family living and easy access to nearby employment areas. Featuring a versatile layout to suit family needs and a large sun room enjoying natural light all year round. Gates open to a secure parking area and lead to a private, well maintained, mature garden.

## General

Mains water, electricity and drainage are connected. An oil fired boiler supplies central heating and hot water. UPVC double glazed windows. Council Tax band F - £3302.38 payable for 2024/25. EPC rating band D - 61.

## Upper Seagry

Upper Seagry is a small rural village located about five miles south of Malmesbury. The village has a primary school (OFSTED rated Good), church and public house. Junction 17 of the M4 is conveniently close by providing access to the area's 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 5HA

Leave Malmesbury heading south towards Chippenham on the A429. Turn left signposted to Startley and The Somerfords. Proceed through Startley and on to Upper Seagry. Just before the New Inn public house, turn right and the property can be found on the left.

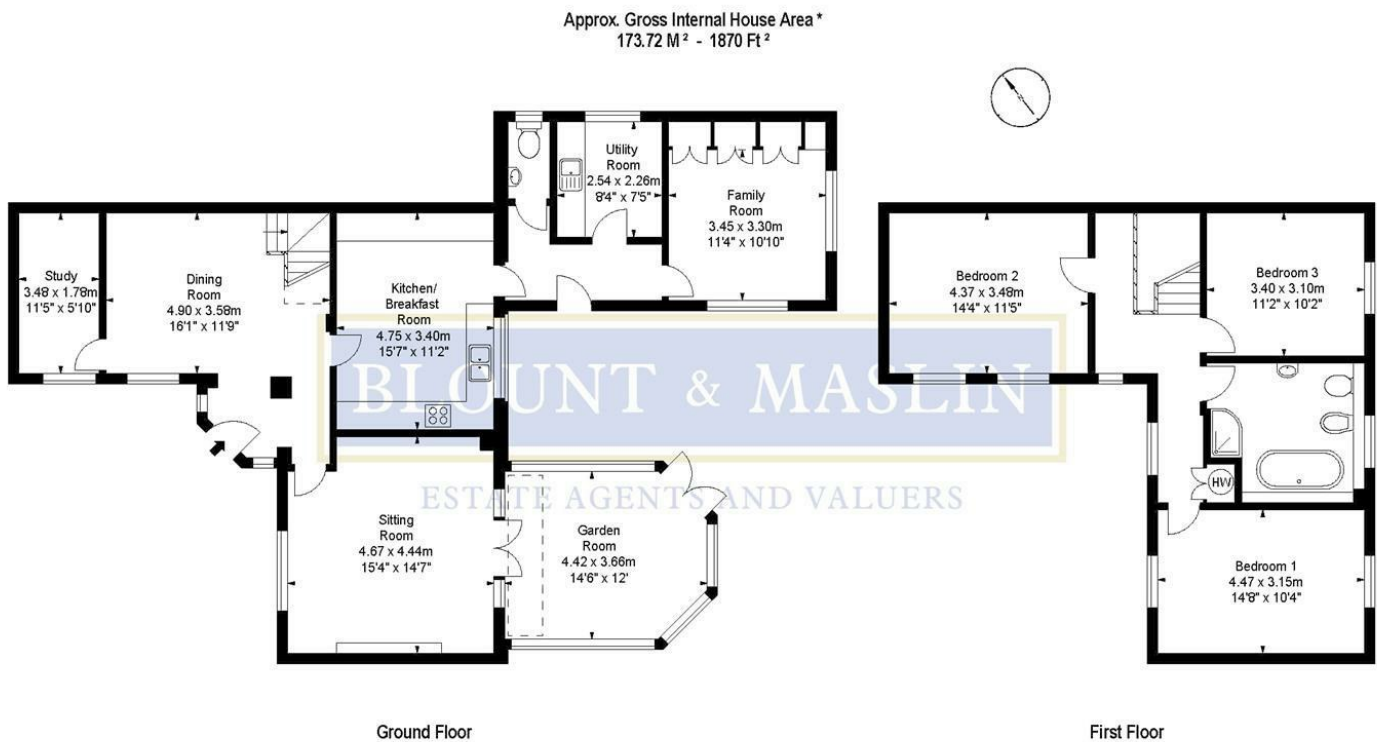


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice