



**CREST
NICHOLSON**

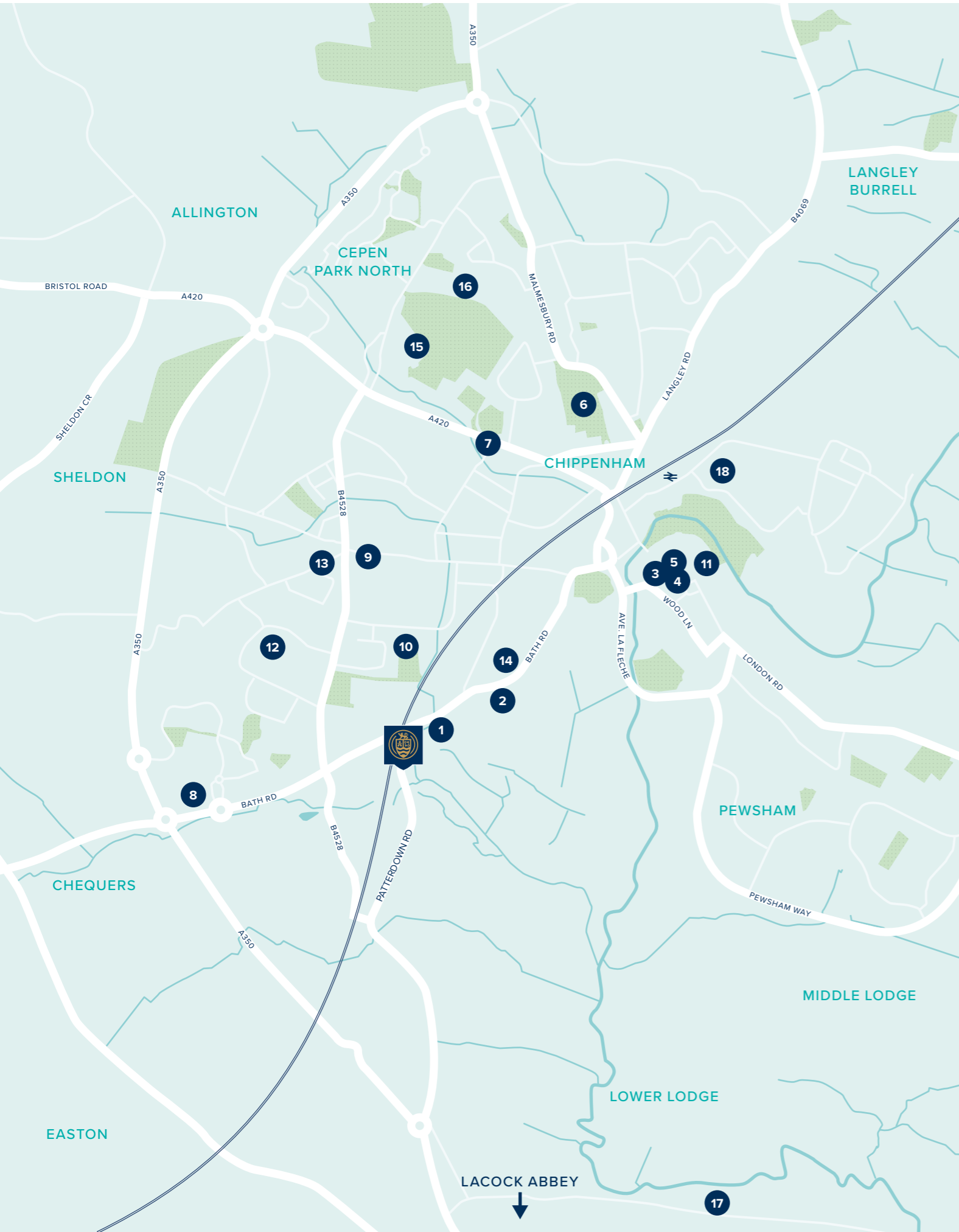
ROWDEN GATE

CHIPPENHAM • WILTSHIRE

Set on the western edge of Chippenham and surrounded by Wiltshire's stunning green landscapes, Rowden Gate will create an exciting new community with a convenient commute for Bath, Bristol and Swindon.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN ROWDEN GATE

Situated on the doorstep of historic Chippenham and with excellent access to the surrounding countryside, Rowden Gate is in a fantastic location for every lifestyle.

On your doorstep

Sitting on the edge of the bustling town of Chippenham, you are perfectly situated for a choice of cosy cafés and shopping areas. The town has a number of interesting historic attractions as well as shops, restaurants and entertainment venues.

- 1 Rowden Arms
- 2 Chippenham Community Hospital
- 3 Waitrose
- 4 Best Western Plus Angel Hotel
- 5 Neeld Community and Arts Centre
- 6 John Coles Park and Bandstand
- 7 Chippenham Sports Club
- 8 Sainsbury's
- 9 The Fortune Inn (restaurant)

Education

There is a good choice of pre-school nurseries, as well as an excellent selection of primary and secondary schools nearby with a 'Good' Ofsted rating.

- 11 Moonbeams Pre-School
- 11 Snowdrop Cottage Day Nursery
- 12 Queen's Crescent School (primary)
- 13 Frogwell Primary School
- 14 St Mary's Catholic Primary School
- 15 Sheldon School (secondary & sixth form)
- 16 Hardenhuish School (secondary & sixth form)
- 17 Lackham College
- 18 Wiltshire College & University Centre

Travel

Chippenham is just four miles from the M4, which allows quick access Eastwards to London while Bristol and Wales are to the West. There is also a local train station that offers a service to London Paddington in just over an hour. When it comes to jetting off abroad you are just 25 miles away from Bristol Airport.



- London Paddington – 68 minutes
- Bristol – 25 minutes
- Swindon – 12 minutes
- Bath – 10 minutes



- Bath – 30 minutes
- Swindon – 32 minutes
- Reading – 69 minutes
- Bristol – 38 minutes





ROWDEN GATE

Wiltshire Drive, Patterdown,
Chippenham, Wiltshire SN15 2QW

For all enquiries please call

01249 489 136

crestnicholson.com/rowdengate

CONNECTED AND CONVENIENT COUNTRYSIDE LIVING

Rowden Gate is an exciting new development with community at the heart of this garden village, which is nestled on the edge of stunning countryside.

Rowden Gate is in the perfect position for town dwellers and countryside lovers alike. Set within a garden village landscape, the emphasis is on sustainable living with safe and convenient transport links and open public areas.

A pleasant walk takes you into the picturesque market town of Chippenham with its rich history and numerous attractions for locals and visitors alike. Surrounded by lush rolling hills and gentle riverside, a charming destination to have on your doorstep.

Chippenham is home to 15th-century Yelde Hall, one of the few remaining timber-framed public halls in the country. Another popular attraction is the local museum where you can learn about the town's history. The museum houses extensive collections connected to its industrial heritage including the cloth trade, dairy and cheese making and rail automation.

The town has a vibrant arts scene, with several galleries showcasing local artists' work. In addition, throughout the year, the town hosts various events and festivals, including the Folk Festival and Comedy Festival.

When you need a rest from sightseeing why not immerse yourself in the tranquillity of John Coles Park. This beautifully maintained green space in the town centre is the perfect location to relax, take a leisurely stroll, or enjoy a picnic with friends and family. There is also Monkton Park, with its golfing activities and Tenth Hole Tea Room. The River Avon sweeps through the town, with its surrounding trails offering excellent opportunities for walking, cycling, fishing, and birdwatching.

For the food lovers among you, the town's local market offers a variety of fresh produce, handmade goods, and unique souvenirs. Or why not grab a delicious

meal at one of the town's traditional pubs or diverse restaurants which feature a range of international cuisines.

Shoppers are spoilt for choice with Borough Parade and Emery Gate Shopping Centre found in the town centre. There are consumer chain stores as well as cafés and restaurants. There are also several easily accessible out-of-town shopping centres for everyday convenience.

For a fabulous day out why not visit nearby Bath, only a 30 minute drive away. This fascinating historic city really needs no introduction and is one of the top tourist attractions in the country.

