



Connells

Sandown Drive
Chippenham



Property Description

A beautifully presented DETACHED HOME situated on the popular Cepen Park South development and within easy reach of all local amenities. This property has been recently renovated and is immaculately maintained. It is situated in a cul-de-sac off the main Sandown Drive and is therefore in a very quiet and private location. Margaret's Meadow is right in front of the property and is surrounded by a network of walking paths, away from the main road.

There are great road links leading to Chippenham Town Centre which benefits from a mainline railway station providing access to Bath, Bristol and London Paddington.

This spacious property is beautifully presented and the accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, separate Utility, Cloakroom and Office to the Ground Floor. To the First Floor there are Four Bedrooms with Ensuite to the Master plus Family Bathroom. In addition, there is a separate self-contained ANNEX offering flexible family accommodation or additional rental income. An internal viewing is essential to fully appreciate this fantastic property.

3D tour available upon request.

Ground Floor

Entrance Hall

Double glazed entrance door and window to front. Radiator. Stairs rising to the First Floor Landing. Under stairs storage cupboard.

Lounge

17' 4" into bay x 11' 8" (5.28m ix 3.56m)
Double glazed bay window to front. Double glazed French doors and windows to the rear. Two radiators. Feature fireplace with marble hearth and surround with inset fire.

Dining Room

10' 4" into bay x 9' 9" (3.15m x 2.97m)
Double glazed bay window to rear. Radiator.

Kitchen

14' 8" x 9' 8" (4.47m x 2.95m)
Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Plumbing for dishwasher. Integrated electric oven and gas hob with extractor hood over. Space for fridge/freezer. Double glazed window to rear. Radiator. Door through to Utility Room.

Utility Room

6' x 5' 9" (1.83m x 1.75m)
Fitted with a base unit with inset sink and work surfaces over. Plumbing for washing machine. Space for tumble drier. Wall mounted gas boiler. Radiator. Double glazed door to side.

Cloakroom

Suite comprising low level WC and wash hand basin. Radiator. Double glazed window to front.

First Floor

Landing

Stairs rising from Ground Floor. Double glazed window to front. Radiator. Airing cupboard.

Bedroom One

13' 4" x 10' 3" plus wardrobes (4.06m x 3.12m plus wardrobes)

Double glazed window to rear. Radiator. Built in wardrobes. Door to Ensuite.

Ensuite

Suite comprising low level WC, wash hand basin with vanity unit beneath and bath with mixer tap and shower attachment over. Separate rain shower. Fully tiled. Radiator.

Bedroom Two

12' 3" x 10' 8" max plus built in wardrobes (3.73m x 3.25m max plus built in wardrobes)

Double glazed window to rear. Radiator.

Bedroom Three

8' 9" max to wardrobe front x 6' 5" (2.67m max to wardrobe front x 1.96m)

Double glazed window to front. Built in wardrobes. Radiator.

Bedroom Four

9' 9" x 8' 4" max plus wardrobe (2.97m x 2.54m max plus wardrobe)

Double glazed window to front. Radiator.

Bathroom

Suite comprising low level WC, wash hand basin with vanity unit beneath and separate shower cubicle with high quality rain shower. Double glazed window to side. Radiator.

Outside

Annex

17' 2" max x 15' 3" max (5.23m x 4.65m)

The self-contained Annex (originally the double garage) offers open plan accommodation and there is ample space for a table, sitting area and Kingsize bed. There is a kitchen area with matching base and wall units with complementary work surfaces over. Inset sink. Integrated hob with extractor over. Plumbing for washing machine. Space for fridge/freezer. There is also a shower room comprising low level WC, wash hand basin and corner shower unit.

Front Garden

The front garden is low maintenance and laid to decorative stone.

Parking

Driveway parking to the front of the property for 3+ vehicles.

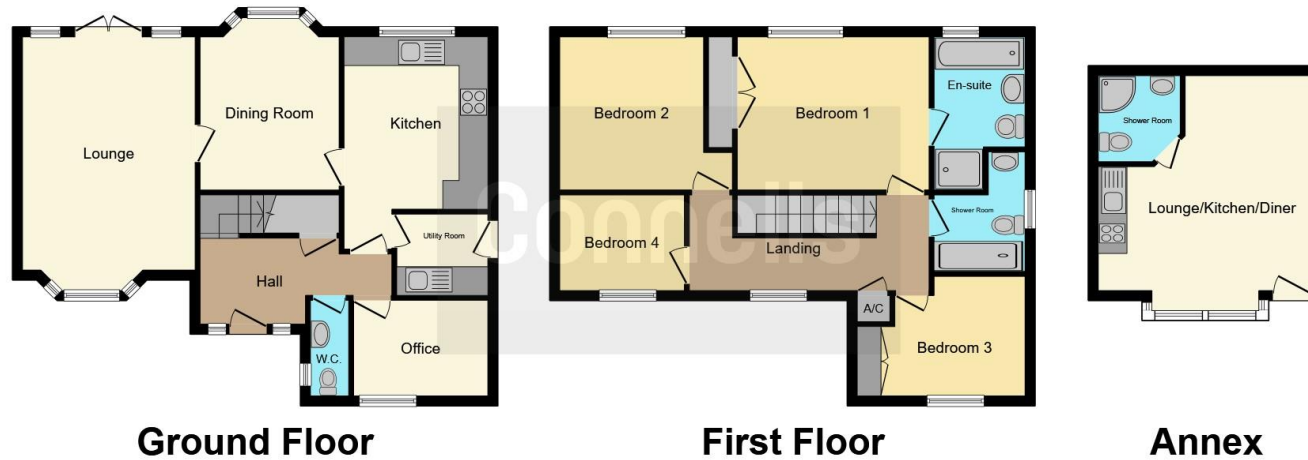
Rear Garden

The well established rear garden is beautifully landscaped, fully enclosed and mainly laid to lawn with mature shrub borders. There is a large patio area providing a great entertaining space. There is also a wooden summer house.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

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