



**Connells**

St Cleer The Butts  
Chippenham





## Property Description

Stunning 5-Bedroom Character Property in the Heart of Chippenham

Nestled in the vibrant heart of Chippenham town centre, this impressive 5-bedroom period property offers a rare opportunity to own a substantial family home rich in charm and original features. Spanning approximately 2,443 square feet, this beautifully presented residence effortlessly combines traditional character with modern comfort.

Boasting high ceilings, UPVC double glazed windows, exposed beams and elegant fireplaces throughout, the home features generous and flexible living spaces ideal for both family life and entertaining. The spacious kitchen/breakfast room serves as the heart of the home, complemented by a formal dining room, a welcoming sitting room, and additional reception areas offering further versatility.

Upstairs, five well-proportioned bedrooms are arranged over two floors, including a luxurious principal suite and ample space for guests, home office use, or a growing family. The bathrooms are stylishly appointed, with a blend of modern fittings and classic design.

Outside, the property benefits from a private garden and side courtyard - a true sanctuary in the town centre - plus a driveway for 2 cars and a garage. There is convenient walking distance access to local amenities, excellent schools, railway station with direct trains to London and Bath

The property also boasts from fibre broadband and Cat6 network wiring to most rooms perfect for home working, gaming and streaming

## Ground Floor

### Dining Room

17' 4" x 13' 2" ( 5.28m x 4.01m )

Two windows to front and window to rear. Radiator. Stairs to first floor. Beamed ceiling. Openings to Kitchen.

### Kitchen/Breakfast Room

17' 6" x 11' 11" ( 5.33m x 3.63m )

Fitted with a matching range of base units and solid wood work surfaces. fridge/freezer. Plumbing for washing machine and a built in dishwasher. Range gas oven with hob. Windows to front, rear and side. Ceiling spotlights. double Glazed door to side.

### Cloakroom

Suite comprising low level WC and wash hand basin. Window to side.

### Studio - Self Contained

17' 6" max x 15' 4" max ( 5.33m max x 4.67m max ) Door to outside, Window to front .Two windows to rear. Kitchen area with base units, built in Fridge/Freezer and sink unit. Shower room - suite comprising low level WC, vanity wash hand basin and shower unit.

## **First Floor**

### **Landing**

Stairs from Ground Floor. Double doors to front opening into the garden.

### **Sitting Room**

19' x 12' 2" ( 5.79m x 3.71m )

Two windows to front. Window to rear. Open feature fireplace. Two radiators. TV point. Stairs to first floor.

### **Drawing Room**

18' 6" x 16' 11" ( 5.64m x 5.16m )

Two windows to front. Window to rear. Feature fireplace. TV point. Two radiators.

### **Inner Hall**

Window to rear. Stairs to Ground Floor. Radiator.

### **Bedroom Five/Study**

10' 7" x 8' 4" ( 3.23m x 2.54m )

Window to rear. Radiator. Built in cupboard. Door to Ensuite.

### **Ensuite**

Suite comprising shower cubicle, low level WC and wash hand basin. Part tiled walls. Heated towel rail.

## **Second Floor**

### **Landing**

Stairs from First Floor. Three windows to front. Radiator. Doors to Bedrooms.

### **Bedroom One**

19' max x 12' 2" max ( 5.79m max x 3.71m max ) Windows to front and rear. Radiator. Vaulted and Beamed ceiling. Door to Ensuite.

### **Ensuite**

Suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail.

### **Bedroom Two**

10' 10" x 9' 10" ( 3.30m x 3.00m )

Window to rear. Radiator. Stairs up to Mezzanine level.

### **Mezzanine**

7' 3" x 5' 6" ( 2.21m x 1.68m )

### **Bedroom Three**

10' 10" x 9' 4" ( 3.30m x 2.84m )

Window to rear. Radiator. Access to loft space.

### **Bedroom Four**

11' 10" x 11' 7" ( 3.61m x 3.53m )

Window to rear. Radiator. Beamed ceiling. Feature fireplace. Beamed ceiling.

### **Bathroom**

Window to front. Suite comprising low level WC, wash hand basin and bath with shower over. Part tiled walls. Heated towel rail.

## **Outside**

Parking for 2 cars, Stone tiled courtyard with steps to the front garden and double gates to the front which can be parked on.

### **Garage**

With double doors to front and window to side.

### **Front Garden**

Pretty cottage style garden to the front with pathway leading to front door, lawn areas and well stocked borders. Patio area to the side.















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To view this property please contact Connells on

**T 01249 652 476**  
**E [chippenham@connells.co.uk](mailto:chippenham@connells.co.uk)**

59 Market Place  
 CHIPPENHAM SN15 3HL

EPC Rating: E Council Tax  
 Band: F

Tenure: Freehold

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