



**Connells**

Coach House  
Upper Seagry  
Chippenham



## Property Description

Stunning 4-Bedroom Home on Hungerdown Lane, Upper Seagry

Nestled in the picturesque village of Upper Seagry, this exceptional property offers the perfect blend of countryside charm and modern living. Boasting four generously sized bedrooms and two elegant reception rooms, this home provides ample space for family life and entertaining.

To the rear, you'll find a breathtaking outlook across open fields, creating a serene backdrop that changes beautifully with the seasons. The landscaped garden is ideal for relaxing or hosting gatherings.

Inside, the property combines style and comfort, with a well-appointed kitchen, spacious living areas, and thoughtfully designed interiors that make the most of natural light.

### Local Amenities:

Upper Seagry is a sought-after village offering a welcoming community atmosphere. Nearby, you'll find a highly regarded primary school, local farm shops, and charming country pubs. For everyday conveniences, Chippenham is just a short drive away, providing supermarkets, leisure facilities, and excellent rail links to London and Bristol. The area also benefits from easy access to the M4, making it ideal for commuters.

This is a rare opportunity to acquire a home in one of Wiltshire's most desirable locations, combining rural tranquility with modern convenience.

## Ground Floor

### Hallway

Entrance door to front. Door to Reception Room. Door to Garage.

### Reception Room

17' 5" x 11' 4" ( 5.31m x 3.45m )

Window to front. Window to side. TV point. Feature brick built fireplace with wooden mantle over. TV point. Radiator. Door to Lounge. Steps down to rear hallway.

### Lounge

18' 5" x 17' ( 5.61m x 5.18m )

Windows to front and side. Stairs to first floor. Wood effect flooring. Feature brick built fireplace with wooden mantle over. Inset multi fuel burner. TV point. Two radiators. Exposed beam to ceiling. Double doors through to Conservatory.

### Conservatory

24' 4" x 19' 5" ( 7.42m x 5.92m )

Triple aspect conservatory with tiled flooring. Radiator. Two sets of French doors one leading out to a decking/balcony area. Steps down to Kitchen.

### Kitchen

18' 8" x 7' 5" ( 5.69m x 2.26m )

Galley style re-fitted kitchen with a beautiful range of base and wall units with complementary work surfaces over with inset sink and drainer. Electric hob with extractor hood over. Eye level electric double oven.

Plumbing for washing machine and dishwasher. Space for fridge/freezer. Two windows to rear. Wood effect flooring. Door to rear hallway.

## Rear Hallway

Glazed entrance door to rear. Steps up leading to the Reception Two. Radiator. Wood effect flooring. Door to Shower Room. Door to Kitchen.

## Shower Room

Three piece suite comprising pedestal wash hand basin, low level WC and walk in shower. Part tiled walls. Heated towel rail. Velux style window.

## First Floor

### Landing

Stairs from Ground Floor. Window to rear. Radiator. Beamed ceiling. Built in cupboard. Doors to all rooms.

### Master Bedroom

16' 2" x 13' 6" ( 4.93m x 4.11m )

Dual aspect room with window to rear and French doors leading out to a terrace/balcony area. Radiator. TV point. Opening through to the Dressing Room.

### Dressing Room

9' x 8' ( 2.74m x 2.44m )

Built in cupboards. Exposed beam to ceiling. Door to Ensuite.

### Ensuite

Three piece suite comprising low level WC, pedestal wash hand basin and corner shower unit. Part tiled walls. Wood effect flooring. Velux style window. Heated towel rail. Exposed beam to ceiling.

## Bedroom Two

13' 1" x 8' 5" ( 3.99m x 2.57m )

Window to side. Radiator. TV point. Exposed beam to ceiling.

## Bedroom Three

8' 7" x 8' 4" ( 2.62m x 2.54m )

Window to rear. Radiator. Built in wardrobe. Exposed beam to ceiling.

## Bathroom

Three piece suite comprising low level WC, wash hand basin and corner shower unit. Part tiled walls. Wood effect flooring. Velux style window. Exposed beam to ceiling.

## Outside

### Bedroom Four

This room is located to the rear of the property, behind the garage with a door to side and window to rear.

## Front

Parking for approx 10 cars.

## Integral Garage

With up and over door and personal door to hallway.

## Rear Garden

Stunning gardens to the rear with a patio area providing a great entertaining space. The garden itself is mainly laid to lawn with mature trees and shrubs.









**Ground Floor**



**First Floor**

Total floor area 203.0 m<sup>2</sup> (2,186 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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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