



The Hatherleigh, Patterdown Chippenham SN15 2NP



welcome to

The Hatherleigh, Patterdown Chippenham

Explore luxury living in this brand-new detached four-bedroom home, complete with garage and parking, flooring and turf. Book your early viewing today and receive £2000 in John Lewis vouchers, subject to terms and conditions. Move in immediately, with part exchange and mover maker options available.



Welcome to this exquisite brand-new home crafted by Wain Homes to the highest specifications. This detached residence boasts an entrance hall, cloakroom, inviting lounge, and a modern kitchen/dining room. The four bedrooms include a master ensuite, complemented by a stylish family bathroom. Enjoy outdoor living with a garden, garage, and driveway parking. Your new home comes complete with flooring and turf. As an added bonus, receive a £2000 John Lewis voucher (subject to terms and conditions). Inquire about our Move Maker program and discover the convenience of part exchange. This stunning property is ready for you to move into now.

Situated just off the Lacock Road, the development is only a short drive from the A350 dual carriageway, with Chippenham town centre just five minutes away, and is also within easy reach of the out-of-town retail centres.

Entrance Hall

Cloakroom

Lounge

21' 1" x 11' 11" (6.43m x 3.63m)

Kitchen / Diner

21' 1" x 13' 10" (6.43m x 4.22m)

Landing

Bedroom One

13' 1" x 10' 7" (3.99m x 3.23m)

En-Suite

Bedroom Two

12' 1" x 11' 1" (3.68m x 3.38m)

Bedroom Three

9' 7" x 9' 6" (2.92m x 2.90m)

Bedroom Four

9' 8" x 9' 6" (2.95m x 2.90m)

Family Bathroom

Rear Garden

Garage

Driveway Parking



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welcome to

The Hatherleigh, Patterdown Chippenham

- Detached House
- Four Bedrooms
- Kitchen/Dining Room
- Garage/Driveway Parking
- En-Suite to Master

Tenure: Freehold EPC Rating: Exempt

£460,000



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Please note the marker reflects the
postcode not the actual property



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:
CHP110482 - 0006


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