



The Hatherleigh, Patterdown Chippenham SN15 2NP



welcome to The Hatherleigh, Patterdown Chippenham

- New Home
- Detached
- Four Bedrooms
- Garage
- En-Suite to Master

Tenure: Freehold EPC Rating: Exempt

£460,000

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.



Entrance Hall

Cloakroom

Lounge

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

Kitchen / Dining Room

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

Utility Area

Landing

Bedroom One

13' 10" x 10' 7" (4.22m 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

view this property online [allenandharris.co.uk/Property/CHP110483](https://www.allenandharris.co.uk/Property/CHP110483)



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:

CHP110483 - 0007

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