



The Old Orchard Main Road, Christian Malford Chippenham SN15 4AZ



welcome to

The Old Orchard Main Road, Christian Malford Chippenham

Situated in the charming village of Christian Malford, The Old Orchard is a new development comprising five exclusive properties. Among them, the only Chalet Bungalow on the site is a link-detached gem offering modern comforts and stylish finishes. This spacious bungalow features a welcoming entrance hall, a comfortable lounge, and an open-plan kitchen/dining area equipped with a high-end Howdens kitchen, real oak worktops, an induction hob, and an electric oven. Integrated appliances include a washing machine and tumble dryer. The property also boasts a utility room for added convenience. The chalet bungalow offers three well-appointed bedrooms, with the master bedroom benefiting from an ensuite. The family bathroom is fitted with luxurious fixtures such as heated towel rail, a waterfall shower, and heritage taps. Externally, the property includes both front and rear gardens, a garage, and driveway parking. Inside, you'll find engineered oak flooring and high-quality carpets throughout, adding to the overall sense of luxury. Additional features include fibre optic broadband and an air source heat pump, ensuring the home is both connected and energy-efficient. Experience modern village living at its finest in this exquisite new bungalow at The Old Orchard.



HOUSE TYPE 1

3 BEDROOM DETACHED HOUSE



Lounge	5.9m x 3.2m	19'4" x 10'6"
Kitchen/Dining	5.6m x 3.7m	18'4" x 12'2"
Utility	1.8m x 1.8m	5'11" x 5'11"
Master Bedroom	4.8m x 3.7m	15'9" x 12'2"
Bedroom 2	4.0m x 2.8m	13'1" x 9'2"
Bedroom 3	3.4m x 2.7m	11'2" x 8'10"

Floor plans & dimensions are for guidance only and may be subject to revision during construction.
 C - Cupboard. E/S - En suite. W/C - Water closet. Velux window indicated by ---. Dimensions taken from ▶

Location

Christian Malford is considered to be one of the most sought after villages in North Wiltshire set amongst the beautiful Wiltshire countryside beside the River Avon. It benefits from excellent amenities to include a highly regarded primary school, shop/post office, village pub 'The Rising Sun', 13th Century church, village hall and local recreation ground. Additional benefits include Malford Meadow, a wonderful area of countryside available to all residents for use as a community and where the protection of wildlife is a priority. There are also allotments and a community orchard. This thriving community has convenient access to Chippenham (6 miles) and the market town of Malmesbury (8 miles). The M4 Motorway is only 4 miles away and communication by road is excellent with many different options. The Chippenham mainline railway links to London Paddington (70 minutes). Larger towns/cities of Bath, Bristol and Swindon

Entrance Hall

Lounge

19' 4" x 10' 6" (5.89m x 3.20m)

Kitchen / Diner

18' 4" x 12' 2" (5.59m x 3.71m)

Utility

5' 11" x 5' 11" (1.80m x 1.80m)

Bedroom Two

13' 1" x 9' 2" (3.99m x 2.79m)

Bedroom Three

11' 2" x 8' 10" (3.40m x 2.69m)

Bathroom

Landing

Bedroom One

15' 9" x 12' 2" (4.80m x 3.71m)

En-Suite

Gardens

Garage & Driveway

Agents Note

Please be advised current internal photographs are CGI and are for guidance purposes only, this may differ from the final product. Please contact the agent for further details.

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The Old Orchard Main Road, Christian Malford Chippenham

- Village Location
- Three Bedrooms
- Garage & Driveway
- Flooring Included
-

Tenure: Freehold EPC Rating: Exempt

£650,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CHP110680 - 0007

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