



Lime Trees, Christian Malford Chippenham SN15 4BN

welcome to

Lime Trees, Christian Malford Chippenham

Set in a desirable village location with good access to local amenities and transport links, this property offers enormous potential to create a dream home in a peaceful rural setting, detached with five bedrooms and extensive gardens. Early viewing is highly recommended.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Study

12' 4" x 8' 10" (3.76m x 2.69m)

Lounge

23' 4" x 14' 2" (7.11m x 4.32m)

Dining Room

11' 1" x 11' 5" (3.38m x 3.48m)

Kitchen

14' 5" x 9' 4" (4.39m x 2.84m)

Landing

Bedroom One

14' 3" x 14' 3" max (4.34m x 4.34m max)

Bedroom Two

12' 4" x 7' 9" (3.76m x 2.36m)

Bedroom Three

10' 10" x 11' 4" (3.30m x 3.45m)

Bedroom Four

9' 5" x 8' (2.87m x 2.44m)

Bedroom Five

8' 11" x 11' 4" (2.72m x 3.45m)

Rear Garden

Front Garden

Double Garage

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.focalagent.com

welcome to

Lime Trees, Christian Malford Chippenham

- Village Location
- Detached
- Five Bedrooms
- Double Garage
- Extensive Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: G

£850,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CHP110675



Property Ref:
CHP110675 - 0004

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01249 655255



chippenham@allenandharris.co.uk



37 Market Place, CHIPPENHAM, Wiltshire,
SN15 3HT



allenandharris.co.uk