



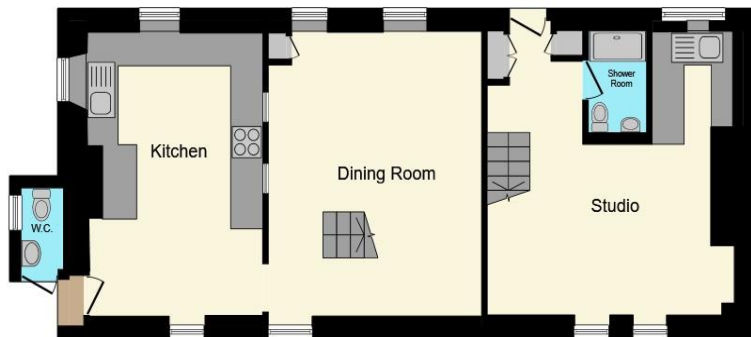
St Cleer The Butts, Chippenham SN15 3JT

welcome to

St Cleer The Butts, Chippenham

Set within the very heart of Chippenham's historic town centre, this remarkable five-bedroom period home delivers character, space, and modern-day convenience in perfect harmony. At approximately 2,443 square feet, the property offers an abundance of versatile living space ideal for both relaxed family life and sophisticated entertaining. Architectural charm radiates throughout, from the soaring high ceilings and exposed timber beams to the elegantly preserved fireplaces and stylish double-glazed windows. At its centre lies a generous kitchen/breakfast room—truly the hub of the home—alongside a formal dining room and a bright sitting room. Additional reception rooms ensure adaptability, whether you're hosting, unwinding, or working from home. Upstairs, the accommodation spans two levels, with five well-sized bedrooms including a luxurious principal suite, thoughtfully arranged to suit growing families, guests, or remote workspaces. Bathrooms are tastefully appointed, blending contemporary fixtures with timeless appeal. Outside, a tranquil private garden and side courtyard create a rare haven just steps from the town's amenities. With a two-car driveway, garage, and seamless access to schools, shops, and the railway station offering direct links to London and Bath, the location is as practical as it is desirable. High-speed fibre broadband and Cat6 network wiring further enhance its appeal, making this an exceptional residence tailored for modern life.





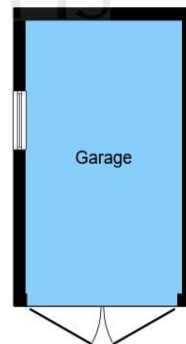
Ground Floor



Second Floor



First Floor



Garage

St Cleer, The Butts, Chippenham SN15 3JT
 Is ideally positioned for both convenience and lifestyle. Just a short walk or drive from Chippenham Railway Station, the property offers direct mainline services to Bath, Bristol, Swindon, and London Paddington—perfect for commuters. The town centre is nearby, with a wide range of shops, cafés, restaurants, and supermarkets. Families will appreciate the proximity to well-regarded primary and secondary schools, while healthcare needs are met by local GP surgeries, dental practices, and Chippenham Community Hospital. Backing onto Baydons Lane, the property enjoys direct access to Baydons Wood and Meadow, offering tranquil green space right on your doorstep—ideal for walking, nature, and relaxation.

Dining Room

17' 4" x 13' 2" (5.28m x 4.01m)

Kitchen/Breakfast Room

17' 6" x 11' 11" (5.33m x 3.63m)

Cloakroom

Studio

17' 6" Max x 15' 4" Max (5.33m Max x 4.67m Max)

First Floor Landing

Sitting Room

19' x 12' 2" (5.79m x 3.71m)

Drawing Room

18' 6" x 16' 11" (5.64m x 5.16m)

Inner Hall

Bedroom Five/Study

10' 7" x 8' 4" (3.23m x 2.54m)

En-Suite

Second Floor Landing

Bedroom One

19' Max x 12' 2" Max (5.79m Max x 3.71m Max)

En-Suite

Bedroom Two

10' 10" x 9' 10" (3.30m x 3.00m)

Bedroom Two Mezzanine

7' 3" x 5' 6" (2.21m x 1.68m)

Bedroom Three

10' 10" x 9' 4" (3.30m x 2.84m)

Bedroom Four

11' 10" x 11' 7" (3.61m x 3.53m)

Family Bathroom

Off-Street Parking

Garage

Front Garden

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

St Cleer The Butts, Chippenham

- An Impressive Five Bedroom Detached Home boasting 2,443 sqft. of Versatile Accommodation
- Prime Town Centre Location Providing Easy Access to Chippenham Train Station & Amenities
- Garage & Off-Street Parking
- Period Charm Combined with Modern Living
- Private Garden and Courtyard

Tenure: Freehold EPC Rating: E
Council Tax Band: F

£800,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CHP111047



Property Ref:
CHP111047 - 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.

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