



📍 1 Meadowlands Close, Chippenham, Wiltshire, SN15 3HZ

🏠 £340,000

A rare opportunity to purchase a stunning, brand newly built, three bedroom house which forms part of a small, select development of only 5 contemporary homes in the centre of town, with air source heat pump, EV charging point, enclosed garden and two allocated parking spaces.

- Brand Newly Built House
- High Specification
- Three Good Sized Bedrooms
- Open Plan Living Space
- Superb Kitchen With Contemporary Units & Integrated Appliances
- Central Heating & Underfloor Heating (Air Source Heat Pump)
- Enclosed Rear Garden
- Two Allocated Parking Spaces
- EV Charging Point
- Central Location

🏡 Freehold

🏠 EPC Rating C



Prices from £340,000

A rare opportunity to purchase a stunning, brand newly built house which forms part of a small, select development of only 5 contemporary homes in the centre of town, with air source heat pump, EV charging point, enclosed garden and two allocated parking spaces.

The property offers well proportioned accommodation over two floors comprising; entrance hall with cloakroom off, open plan sitting/dining/kitchen with bay to front, contemporary units, integrated appliances, underfloor heating and French doors opening onto the rear garden, three good sized bedrooms and a bathroom with white suite and underfloor heating.

Externally there is a well enclosed garden to the rear which is arranged over two levels and includes a paved patio seating area.

Two block paved, allocated parking spaces with EV charging point.

#### **Situation**

Meadowlands Close is a small cul de sac which is tucked away just off Westmead Lane in the heart of the town, conveniently located within walking distance of the train station, numerous shops and amenities. The dynamic town centre boasts access to a local hospital and plenty of doctors surgeries. Banks, retail stores and independent shops are also in good supply. This historical market town also benefits from regular town markets. Places of interest in the local area are varied with John Coles Park, the Museum, the Heritage Centre and Chippenham Folk Festival just a few examples. For those interested in wider travel, transport links are strong with a regular bus service connecting residents to towns including Bath, Calne, Devizes, Trowbridge and Swindon. Rail links are also good and Chippenham railway station features along the main line to London Paddington.

#### **Property Information**

Build Zone 10 Year Guarantee

Each plot comes with an EV charging point

Air source heat pump and heat recovery system

Central heating and underfloor heating (in the kitchen and bathroom)

Tenure; Freehold

Mains water, electricity and drainage.

EPC Rating; TBC

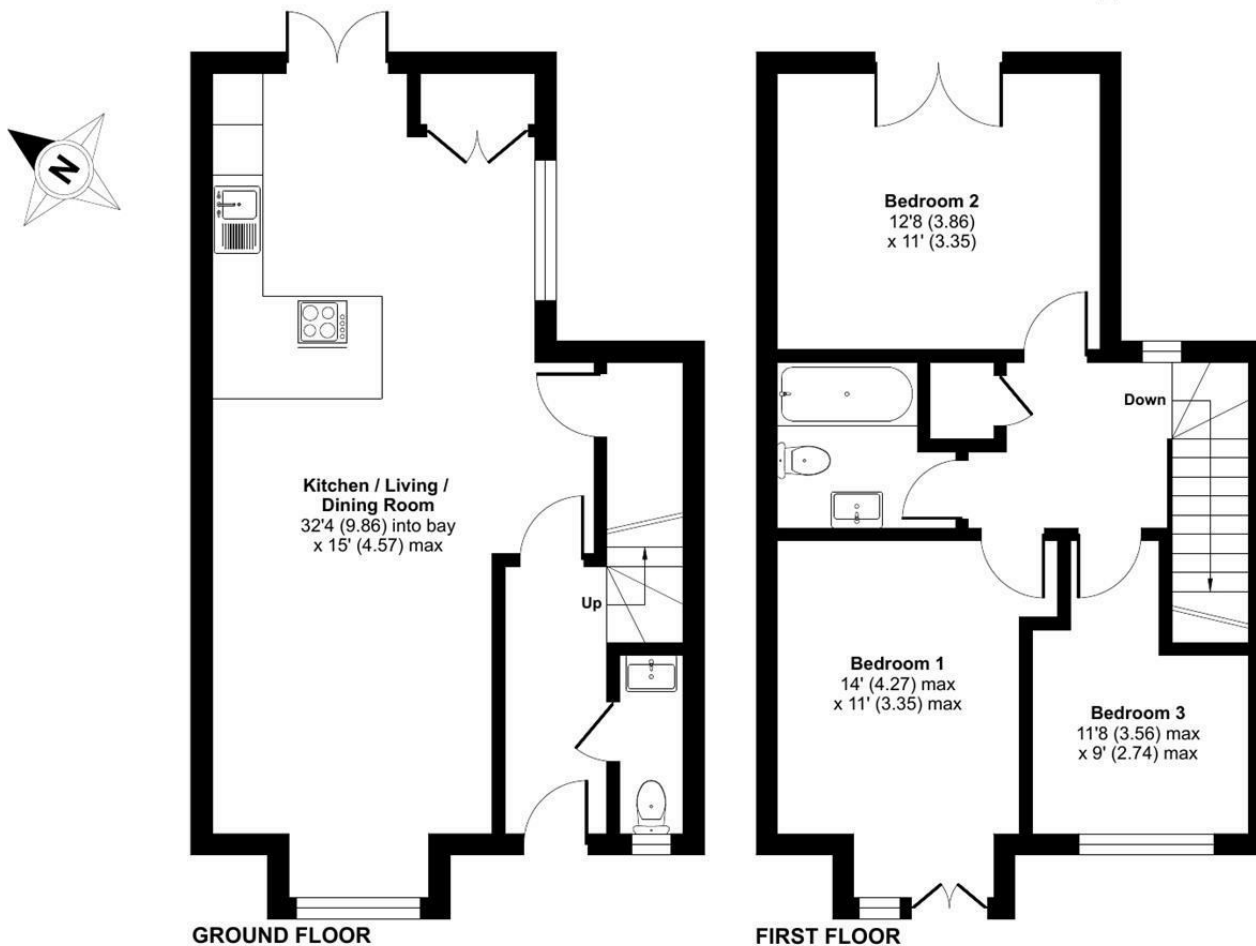
Council Tax Band: TBC



# Meadowlands Close, Westmead Lane, Chippenham, SN15

Approximate Area = 1000 sq ft / 92.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1078231

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