



📍 6 Baydons Lane, Chippenham, Wiltshire, SN15 3JX

🏠 £750,000

An individual four bedroom detached family home, which has been extended, and much improved by the current owners, situated in one of Chippenham's prime locations, and occupying a circa 0.25 acre plot.

- Individual, Executive Detached Family Home
- Prestigious Location
- Circa 0.25 Acre Plot
- Environmental / Energy Efficient Improvements
- Extended Accommodation
- Four Bedrooms
- Three Reception Rooms
- Large, Elevated Garden with Scenic Views
- Single Garage & Ample Driveway Parking
- Solar Panels & Air Source Heat Pump

🏡 Freehold

🏠 EPC Rating C



An individual, executive detached family home, situated in one of Chippenham's most prestigious locations. The property has been extended, reconfigured and significantly improved by the current owners, to offer an extremely spacious and flexible home, perfect for contemporary living. Many environmental / energy efficient improvements have also been made.

The internal accommodation is arranged over two levels, with accommodation briefly comprising; large entrance hall, cloakroom, dual-aspect sitting room with lovely hardwood windows, kitchen, utility room, dining room and a further reception room, to the ground floor. On the first floor are the four bedrooms, including the principal bedroom with fitted wardrobes and scenic views, and the main guest room with stunning vaulted ceilings, the family bathroom, and a further family shower room.

Externally the property occupies a circa 0.25acre plot, with a large, elevated rear garden, benefitting for scenic views, off-road parking for multiple vehicles, and a single garage.

Additional benefits include solar panels, and the addition of an air source heat pump. There is a Heatmiser smart thermostat controlling the heating system, a Fusionsolar inverter controlling electricity production from solar panels, and Myenergi Eddi which uses surplus solar electricity to heat the water.

Situation

Baydons Lane is situated just beyond St Mary Street, arguably Chippenham's most prestigious address, with a charming collection of period houses bordering the River Avon and within a short stroll of the picturesque Monkton Park and the Town Centre which offers a comprehensive range of shopping facilities and amenities. There is an enviable selection of good quality schooling with well reputed state and private schools nearby. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes) and the M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London.

Property Information

Council Tax Band; D

Freehold

Mains Electricity, Gas, Water & Drainage

Air Source Heat Pump

Solar Panels

EPC Rating; C



Baydons Lane, Chippenham, SN15

Approximate Area = 1761 sq ft / 163.5 sq m

Limited Use Area(s) = 79 sq ft / 7.3 sq m

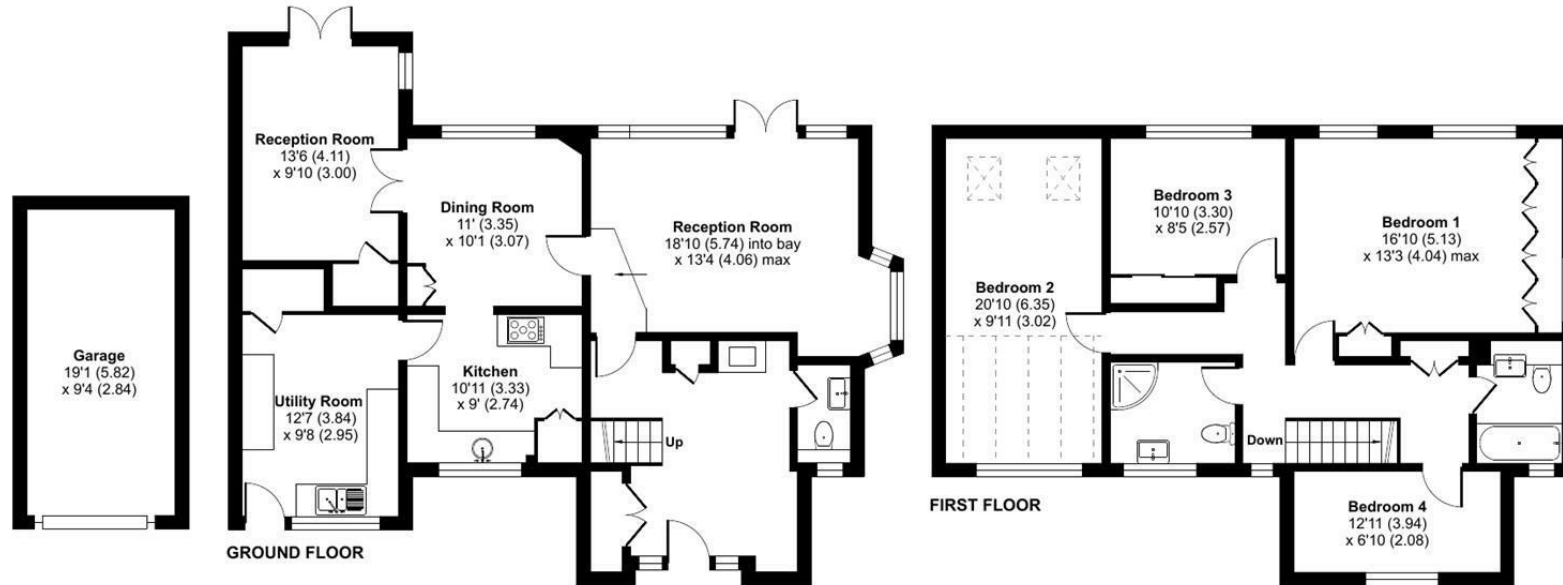
Garage = 179 sq ft / 16.6 sq m

Total = 2019 sq ft / 187.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1080880

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