



📍 9 Ladds Lane, Chippenham, Wiltshire, SN15 3JR

🏠 £650,000

A very well presented, four bedroom, detached family house with well enclosed gardens to the front and rear, garage and ample driveway parking, which is situated in the heart of the town, within walking distance of the train station, schools and amenities.

- Detached, Family House
- Four Bedrooms
- Superb Kitchen/Dining Room
- Utility Room & Cloakroom
- Study
- Very Well Presented Throughout
- UPVC Double Glazing & Gas Central Heating
- Private Gardens
- Garage & Driveway Parking For Numerous Vehicles
- Central Location, Close To Amenities

🏡 Freehold

🏠 EPC Rating C



A very well presented, detached family house with well enclosed gardens to the front and rear, garage and ample driveway parking, which is situated in the heart of the town, within walking distance of the train station, schools and amenities.

The property offers excellent accommodation over two floors comprising; entrance vestibule, spacious hall with oak flooring, under stairs cupboard and cloakroom off, good sized, full depth sitting room with built in cupboards and shelving, oak flooring and French doors opening onto the rear garden, superb kitchen/dining room with modern units, some integrated appliances and oak flooring, utility room, study, four good sized bedrooms and a large bathroom with modern four piece, white suite.

Externally there is a pretty, predominately lawned garden to the front with flower and shrub beds to the side and ornamental bushes. To the rear there is a level, lawned garden with timber decked seating area, gravelled area and raised beds. The garden is well enclosed and enjoys a good deal of privacy.

Detached, single garage with up and over door to front. Driveway parking in front of the garage and house for numerous vehicles.

Situation

Ladds Lane is situated just off 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

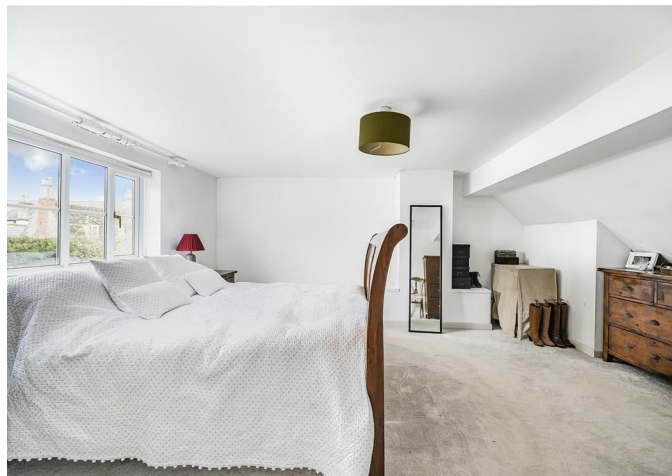
Council Tax Band; F

Freehold

Mains Electricity, Gas, Water & Drainage

Gas Fired Central Heating

EPC Rating; C



Ladds Lane, Chippenham, SN15

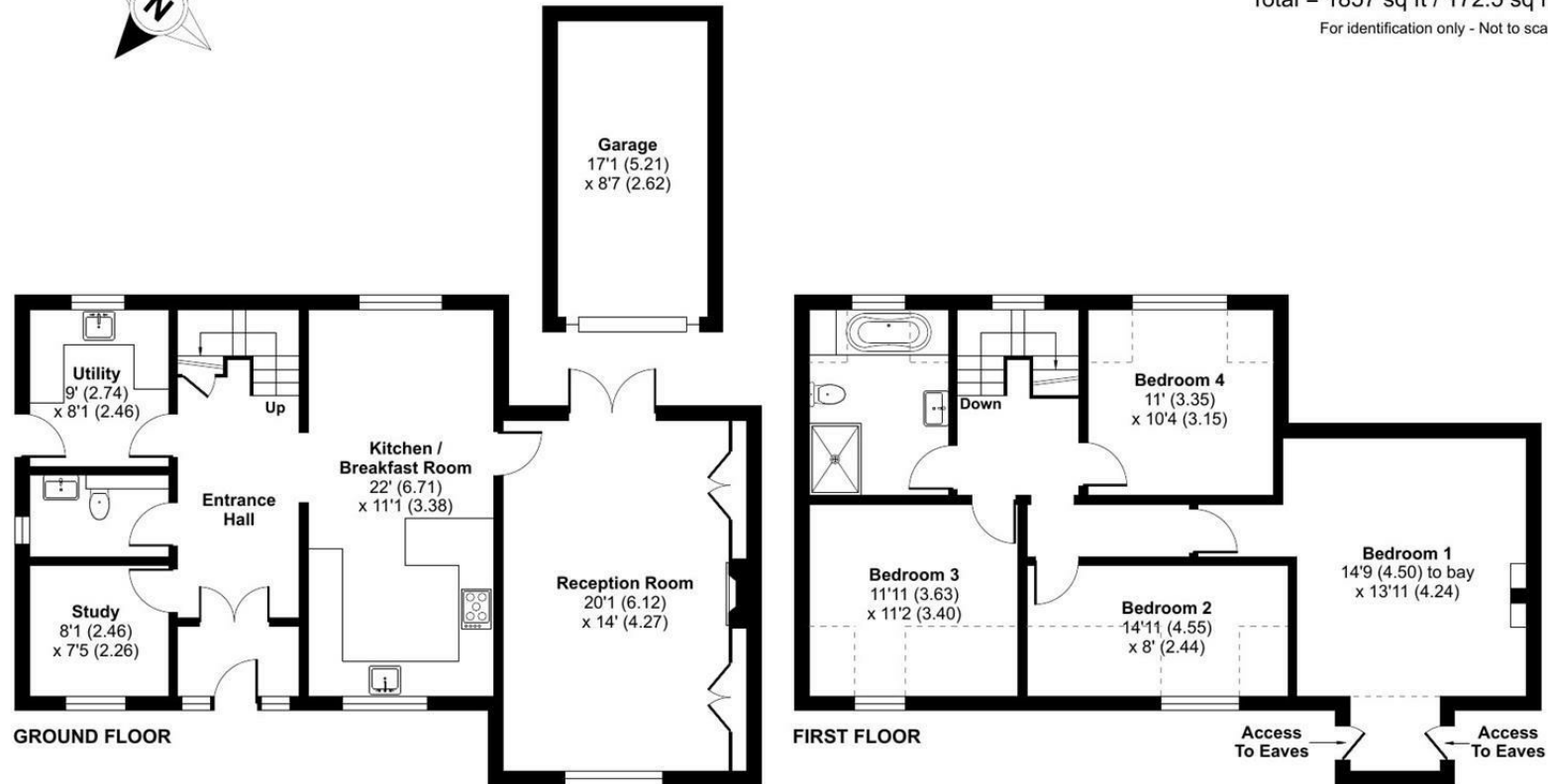
Approximate Area = 1576 sq ft / 146.4 sq m

Limited Use Area(s) = 134 sq ft / 12.4 sq m

Garage = 147 sq ft / 13.7 sq m

Total = 1857 sq ft / 172.5 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). © nichecom 2024. Produced for Strakers. REF: 1101288

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