





📍 43 Bristol Road, Chippenham, Wiltshire, SN15 1NT

🏠 £899,500

A substantial five bedroom, four / five reception, detached family home, dating back as far as 1914, occupying a circa. 0.55 acre plot, and only a short distance from Chippenham's principal secondary schools, railway station and J17 of the M4.

- Substantial Double Bay-Fronted, Detached Family Home
- Dating Back to 1914
- Circa. .55 of an Acre Plot
- Five Double Bedrooms, Two En-Suites
- Four / Five Receptions
- Tastefully Reconfigured and Updated Accommodation
- Beautifully Landscaped Gardens
- Ample Off-Road Driveway Parking
- Planning Permission for Double Car Port & Single Garage, with Home Office Above
- Close to Schools, Motorway & Railway Station

🏡 Freehold

🏠 EPC Rating D





Dating back as far as 1914, is this attractive and substantial (circa 2270 sq ft) double bay-fronted detached family home, which offers generous and extremely flexible accommodation. The property has been cleverly reconfigured and tastefully improved throughout, by the current owners, to offer a modern family home whilst still retaining many character features. The property occupies a circa .55 of an acre plot, and backs onto Hardenhuish brook.

The internal accommodation is arranged over two levels, and comprises; entrance porch, large entrance hall, bay-fronted sitting room with wood-burner, dining room / study, bay-fronted snug with wood-burner, stunning 19ft' conservatory / family room with unique and impressive well feature, stunning, integrated kitchen / breakfast room with island and pantry, second conservatory, utility room and cloakroom.

To the first floor are five double bedrooms, including the master bedroom with en-suite shower room and large walk-in wardrobe, and the principal guest room benefitting from a further en-suite bathroom, and finally the family bathroom.

Externally the property benefits from having secure electric double gates upon arrival, which open onto a large block paved driveway which provides parking for multiple vehicles. The private rear garden is impressive in both size and presentation, offering seating areas, a sheltered hot tub area, with the largest portion predominantly consisting of a split-level landscaped lawn area., with sheds and log store. There is also a large former stable, which is currently has storage and workshop areas, however planning permission has been granted to convert the former stables into a double carport and single garage, with a home office above.

#### **Situation**

Set on the Bristol Road, within easy reach of the town and all amenities which include a public library, Chippenham golf course, John's Cole Park and the pleasant Monkton Park with a further nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes) and the road is well placed for the M4 motorway, the A4 and the A420 which offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a good choice of private schooling and Chippenham also offers excellent secondary schools and primary schools, together with further education at Wiltshire College.

#### **Property Information**

Tenure; Freehold

Mains Services

Gas Central Heating

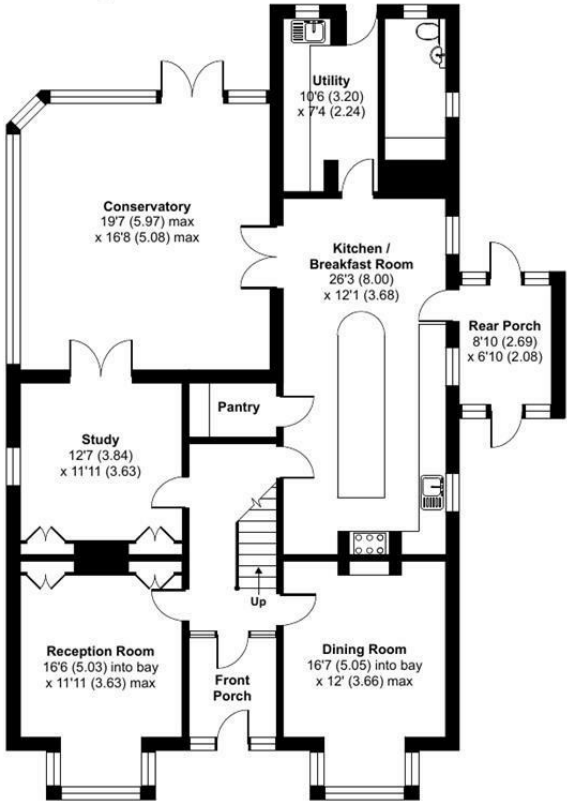
Council Tax Band: G

EPC Rating; D

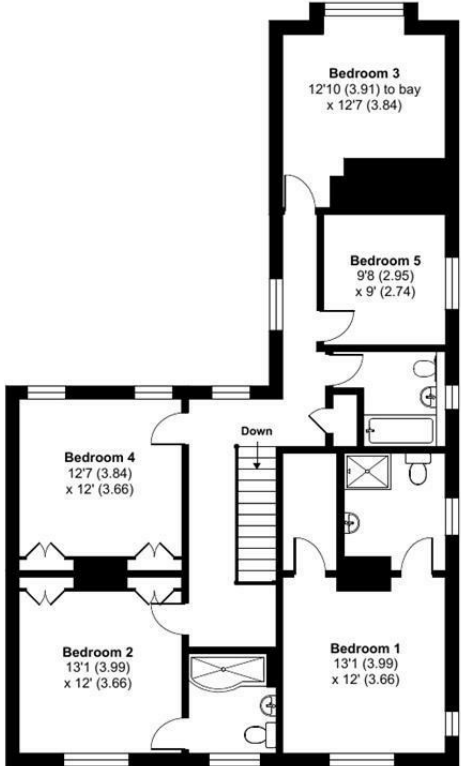


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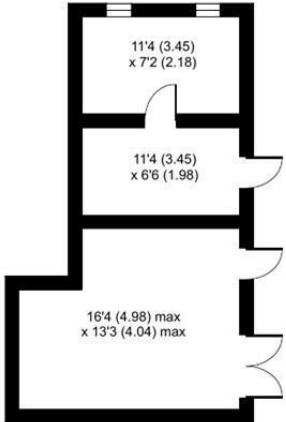
Approximate Area = 2818 sq ft / 261.8 sq m  
 Outbuilding = 379 sq ft / 35.2 sq m  
 Total = 3197 sq ft / 297 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Strakers. REF: 993008

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