





📍 Plot 54, The Wimborne Special Rowden Brook, Chippenham, Wiltshire, SN15 2FD

🏠 Prices From £610,000

READY TO MOVE IN!  
ONLY TWO PROPERTIES REMAINING at ROWDEN BROOK!  
Last Chance to buy!  
The Wimborne Special is a delightful home offering a contemporary

- ONLY TWO PROPERTIES REMAINING at ROWDEN BROOK!
- READY NOW! Last Chance to buy!
- Open Plan Kitchen/Dining Area
- Separate Utility room
- Study
- 4 Bed Detached House
- Double Garage & Parking
- Popular Schooling Nearby
- Access to Motorway and Train Station
- Lacock Nearby

🏡 Freehold

🏠 EPC Rating B





READY TO MOVE IN!

ONLY TWO PROPERTIES REMAINING at ROWDEN BROOK!

Last Chance to buy!

The Wimborne Special is a delightful home offering a stunning open-plan kitchen/dining/family area and utility, together with a study and separate living room.

On the first floor you'll find an en-suite to the main bedroom, a second en-suite bedroom, two further bedrooms and a family bathroom.

This property also benefits from a Double Garage.

There is No Door to the Store Room.

### Situation

Rowden Brook is the first phase of Rowden Park Garden Village, the creation of a new community in the Arts and Craft style with space, well-being and community its guiding principles.

Surrounded by beautiful views of open countryside, and just a short walk from the thriving market town of Chippenham with its excellent transport connections, this Garden Village enjoys the very best of town and country living.

### Accommodation

GROUND FLOOR

Kitchen/Dining/

Family Area 10022mm x 3575mm 32' 9" x 11' 7"

Living Room 3585mm x 4460mm 11' 8" x 14' 6"

Study 3509mm x 2110mm 11' 5" x 6' 9"

FIRST FLOOR

Bedroom 1 3605mm x 4405mm 11' 8" x 14' 5"

Bedroom 2 3005mm x 4515mm 9' 9" x 14' 8"

Bedroom 3 3984mm x 3380mm 13' 0" x 11' 1"

Bedroom 4 3520mm x 3270mm 11' 6" x 10' 7"

The room sizes shown are taken from the dimension arrows on the floor plans, and a tolerance of +/- 50mm is allowed. Sloping ceilings, where applicable, are indicative. External finishes, layouts, window positions and styles may vary, please check with the Sales Advisor.

These floor plans are a guide only and may be subject to change. Total area is approximate only. Computer generated image indicative only.

---- Indicates sloping ceiling

### Agents Note

NB - Computer generated images (CGI), photographs, internal and external room layouts, house layouts and site plans are produced in good faith and are intended to give potential customers a flavour of each particular house type. They do not necessarily represent specific plots or developments and actual external finishes. Plot sizes and landscaping will vary. For details of specific plots, please refer to the sales consultant.



ROWDEN BROOK | CHIPPENHAM

# WIMBORNE SPECIAL

4 BEDROOM HOME  
PLOTS 54, 55, 56, 57

The Wimborne Special is a delightful home offering a modern open-plan kitchen/dining/family area and utility, together with a study and separate living room. On the first floor you'll find an en-suite to the main bedroom, a second en-suite bedroom, two further bedrooms and a family bathroom.

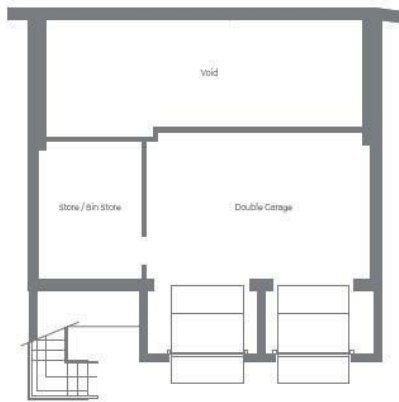
## GROUND FLOOR

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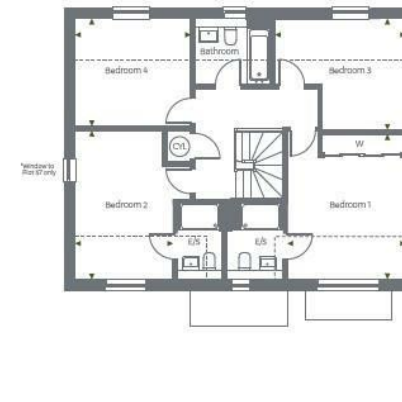
TOTAL AREA: 1719 SQ FT | 159.7 SQ M



Lower Ground Floor



Ground Floor



First Floor

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Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.