



📍 Forest House Forest Lane, Chippenham, SN15 3YQ

🔗 Offers In Excess Of £545,000

A generous five bedroom detached family home, with three receptions, three bathrooms, double garage and off-road parking. The property has been extended, cleverly reconfigured, and is beautifully presented, to offer an exceptionally high-specification home, perfect for the demands of modern family life.

- One Off Individual Built House
- Modern Five Bedroom Detached Family Home
- Extended, Reconfigured & Sympathetically Improved
- High-Specification Accommodation
- Superb Wren Kitchen with Island
- Sitting Room / Garden Room / Family Area
- Five Double Bedrooms, Two-En-Suites
- Private Garden
- Newly Established Double Garage, with Studio / Home Office Above
- Short Walk to Town Centre & Railway Station

🏠 Freehold

🏠 EPC Rating C



Forest House is an individual, executive five bedroom detached family home, ideally positioned on a quiet no through road, within walking distance of the town centre, and many amenities. The property has been extended, reconfigured and significantly improved by the current owners, to create the most stunning home tailored to modern family life.

The property is accessed via a shared driveway, which is only shared between two properties, offering spacious and flexible accommodation arranged over three levels and briefly comprising; entrance hall with under stair storage, cloakroom, generous 23ft bay-fronted sitting room, with charming feature wood burner, garden room with bi-folds to rear patio area, and open-plan kitchen / dining / family area, with high-quality fitted Wren kitchen and island, and further bi-folds to rear patio area, on the ground floor.

On the first floor are four bedrooms, all of which benefit from built-in wardrobes, with the main guest room also benefitting from an en-suite shower room. The family bathroom can also be found on the first floor.

The second floor houses the principal suite, consisting of dressing area, stunning en-suite with separate shower and stand alone bath, and the spacious dual-aspect bedroom.

Externally there are gardens to the front, side and rear. The main parts consisting of the rear patio seating area, perfect for BBQ's and hosting, and the low-maintenance artificial turfed side garden. There is a newly established double garage, with large room above, perfect as a home office or studio, and off-road driveway parking for multiple vehicles.

Situation

The property is most conveniently located just off of London Road, on the southern side of Chippenham, within walking distance of the town centre and mainline Railway station (London Paddington) Further benefits include easy access to the M4. Within minutes you can access Monkton Park, riverside walks and cycle ways. Chippenham itself offers a wide range of amenities including High Street retailers plus supermarkets and retail parks. In addition there is a Leisure Centre with indoor swimming pool, Library, Cinema and public parks.

Property Information

Council Tax Band: E

Freehold

Mains Water, Gas, Electricity and Drainage.

EPC Rating; C



Forest Lane, Chippenham, SN15

Approximate Area = 1704 sq ft / 158.3 sq m

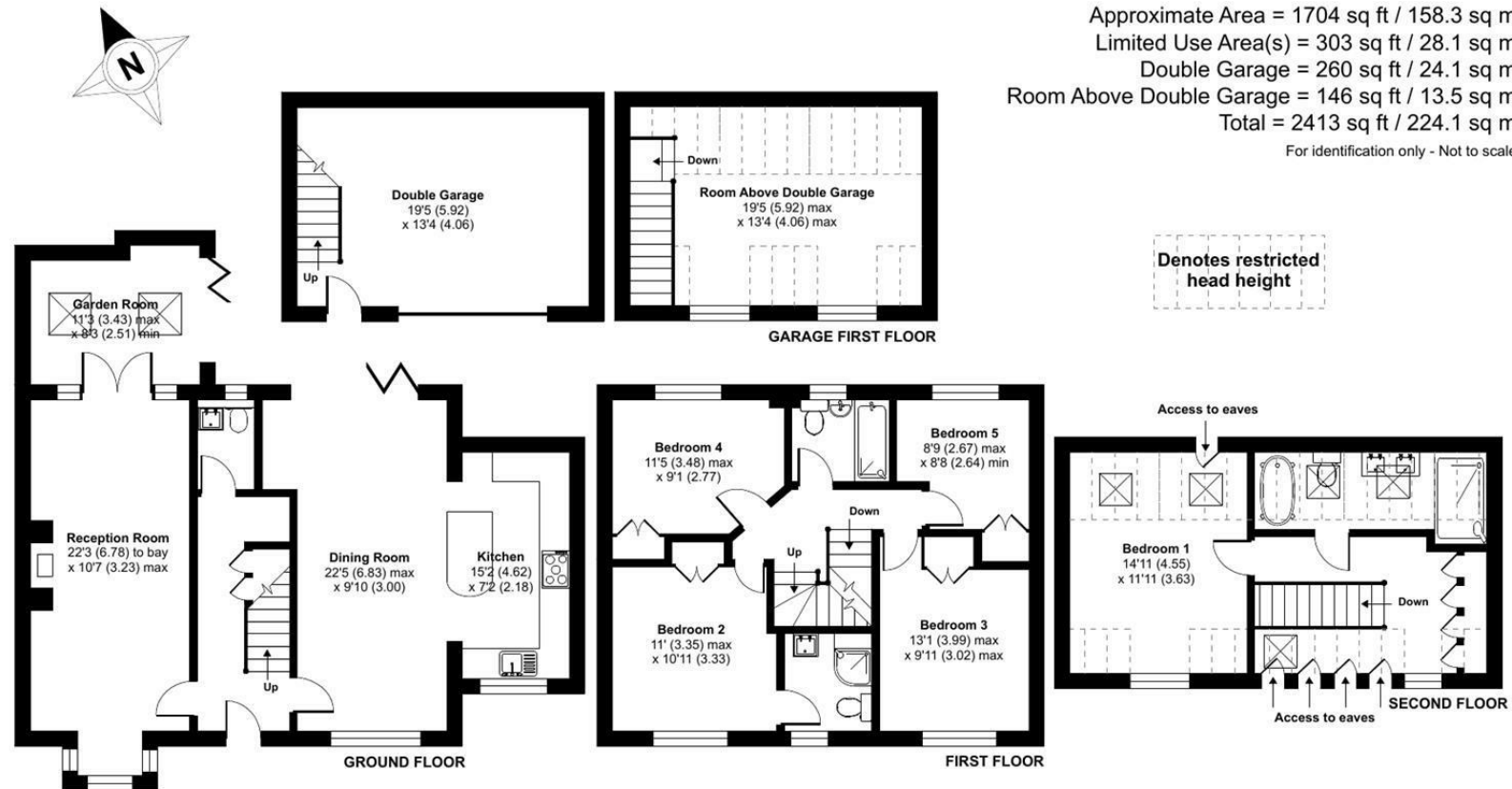
Limited Use Area(s) = 303 sq ft / 28.1 sq m

Double Garage = 260 sq ft / 24.1 sq m

Room Above Double Garage = 146 sq ft / 13.5 sq m

Total = 2413 sq ft / 224.1 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: 1121805

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