



📍 18 Lanhill View, Chippenham, SN14 6XS

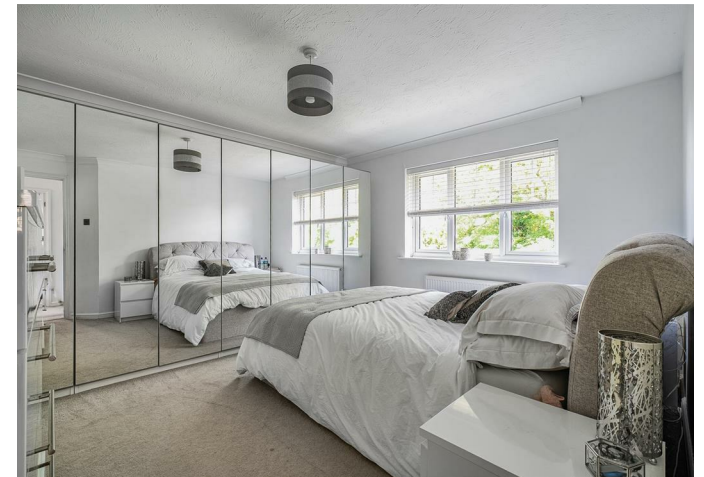
🏠 £600,000

A significantly improved four bedroom, three / four reception room, detached family home, offering spacious and flexible accommodation finished to a high specification, perfectly fitting the demands of modern family life.

- Four Bedroom Detached Family Home
- Spacious & Flexible Living Arrangements
- Significantly Improved, High Quality Accommodation
- Superb Wren Kitchen
- Cloakroom, En-Suite, Family Bathroom
- Converted Double Garage to Studio / Gym
- Generous Driveway
- Beautiful, Established Gardens
- Highly Desirable Cul-De-Sac
- Walking Distance from Principal Secondary Schools, Close to M4

🏡 Freehold

🏠 EPC Rating D



A fantastic four bedroom detached family home, superbly positioned in arguably the most desirable cul-de-sac on Cepen Park North, only a short distance from the M4, and a short walk from Chippenham's principal secondary schools. The current owner has cleverly reconfigured, tastefully extended, and significantly improved the property, to offer a home that is both spacious, highly flexible and finished to a superb specification.

The internal accommodation is arranged over two levels, and briefly comprises; storm porch, entrance hall, cloakroom, bespoke integrated 'Wren' kitchen with hot tap, family area, study, utility / connecting corridor, and home studio / office (converted double garage), to the ground floor. The ground floor has high quality 'Amtico' flooring throughout, except the studio / gym. The first floor consists of; principal bedroom with newly appointed en-suite shower room, three further bedrooms and the family bathroom.

Externally the property benefits from a private, established wild rear garden attached double garage (converted) and off-road driveway parking for multiple vehicles.

Please note: There is an open planning application (approved) for a further single storey extension to the rear, to provide an orangery / garden room (REF: 19/07445/FUL)

Situation

Lanhill View is arguably the most desirable cul-de-sac on the highly sought after development of Cepen Park North, which offers excellent motor commuting to the major centres of Bath, Bristol, Swindon and London via the A4, A420 and the M4. Two of the town's highly reputable senior schools are within easy access together with a Morrisons supermarket. A more comprehensive range of amenities are to be found in the nearby town centre including mainline railway (London-Paddington), college and sports facilities.

Property Information

Council Tax Band; F

Freehold

Mains Gas, Water, Electricity & Drainage

Gas Central Heating

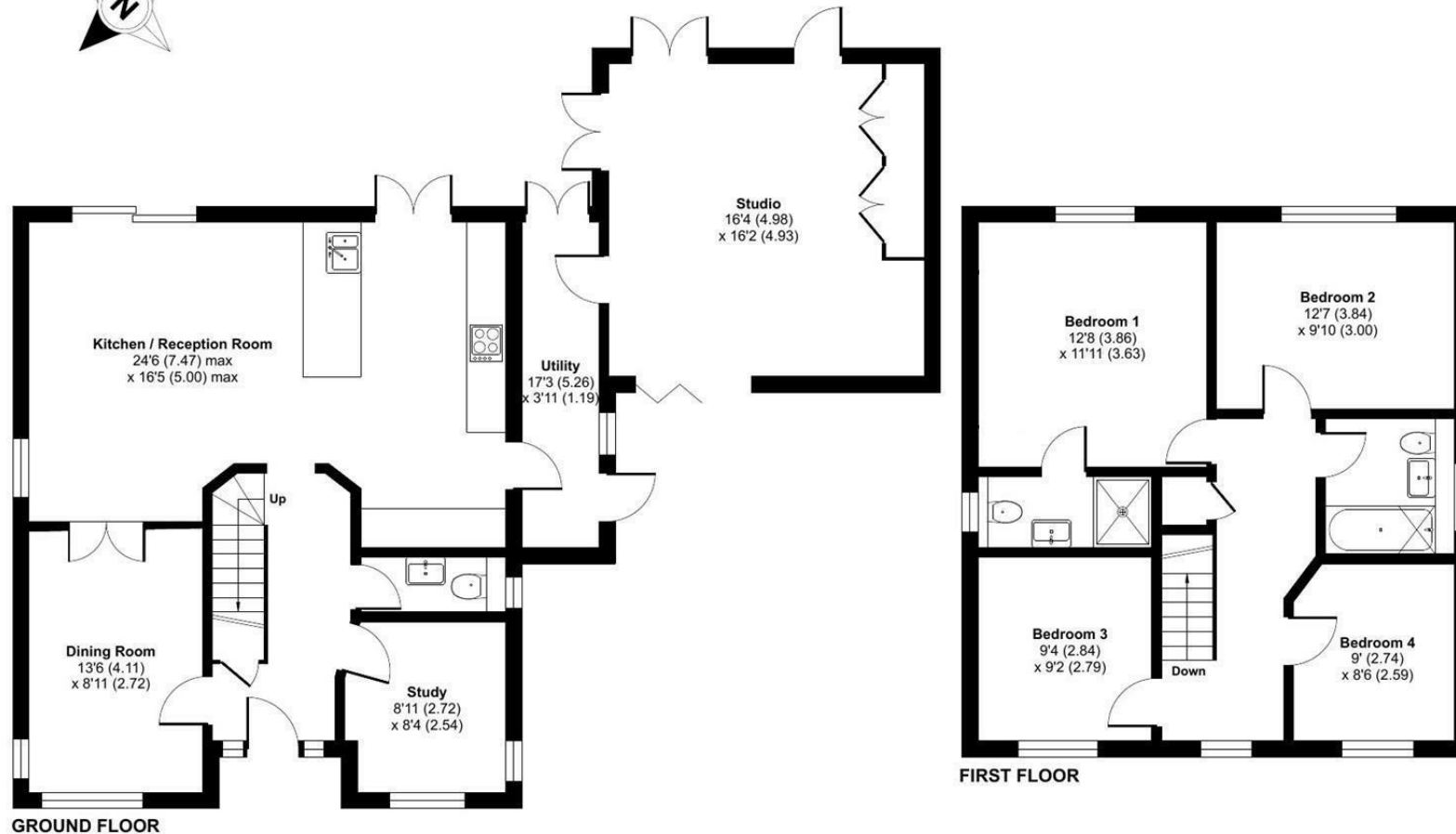
EPC Rating; D



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Approximate Area = 1718 sq ft / 159.6 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: 1122436

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