



📍 33 Rowden Hill, Chippenham, Wiltshire, SN15 2AQ

🏠 £775,000

Occupying a circa 0.4 acre plot, and situated on one of Chippenham's most desirable streets is this wonderful five bedroom detached family home, within walking distance of Chippenham town centre and railway station. The property is in need of improvement & modernisation, however offers prospective buyers the opportunity to transform this fantastic house into their forever home. Offered with No Onward Chain.

- Rare to Market, Executive, Detached Family Home
- Circa 0.4 Acre Plot
- Sizeable & Flexible Living Arrangements
- Modernisation Required
- Five Bedrooms, Two Bathrooms
- Four Reception Rooms/Areas
- Beautiful, Established Gardens, with Elevated Views
- Double Garage (Half Converted) and Large Horseshoe Driveway
- Short Distance from Town Centre & Railway Station
- No Onward Chain

🏡 Freehold

🏠 EPC Rating D



Occupying a circa. 0.4 acre plot, and situated on one of Chippenham's most desirable streets is this wonderful five bedroom detached family home, sat in an elevated position with lovely far-reaching views. The living arrangements are both spacious, and highly flexible, making it perfect for the demands of modern family life. The property is in need of improvement & modernisation, however offers prospective buyers the opportunity to transform this fantastic house into their forever home. Offered with No Onward Chain.

The spacious accommodation is arranged over two levels, and briefly comprises; entrance hall with cloakroom off, study, drawing room, open-plan dining room/sitting room/conservatory and kitchen to the ground floor. To the first floor are five bedrooms, shower room and a family bathroom. There is a considerable loft space with dormer windows to the front and rear which offers scope to create further accommodation (subject to the necessary permissions being granted).

Externally the property benefits from the most beautiful rear garden, which is substantial in size, established with a variety of flowers, plants, shrubs and trees, and is completely private.

There is a double garage, however please note that one side of the garage has been converted into a utility room. Off-Road parking is available for multiple vehicles, and can be accessed from either side of the horseshoe driveway.

#### **Situation**

The property is pleasantly situated on the popular Rowden Hill, which is less than half a mile from the town centre, within walking distance of the train station and all amenities which include a public library and the pleasant Monkton Park with riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 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 Wiltshire College.

#### **Property Information**

Council Tax Band; G

Freehold

Mains Gas, Electricity, Water & Drainage

Gas Central Heating

EPC Rating; D



# Rowden Hill, Chippenham, SN15

Approximate Area = 2551 sq ft / 236.9 sq m  
 Garage = 177 sq ft / 16.4 sq m  
 Total = 2728 sq ft / 253.3 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: 1130428

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