



📍 Plot 2 Rosehill Close, Bradenstoke, Chippenham, Wiltshire, SN15 4LB

🏠 Prices From £595,000

A stunning, newly built, four bedroom, two reception room, two bathroom, semi detached house with good sized, level garden, garage and ample driveway parking which forms part of an exclusive development of only four houses by Colburn Homes in this popular village.

- ONLY TWO HOMES REMAINING!
- Award Winning Colburn Homes Development Of Only 4 Houses
- High Specification, New Build, Semi Detached House with Four Good Sized Bedrooms
- Fabulous, Open Plan Kitchen/Dining/Family Room With Wood Burning Stove
- Fully Fitted Kitchen With Integrated Appliances
- Bathroom & En Suite Shower Room (Underfloor Heating)
- Floor Coverings Included
- Underfloor Heating (Ground Floor) Via An Air Source Heat Pump
- Solar Panels & Electric Car Charging Point
- Garage & Ample Driveway Parking

🏠 Freehold

🏠 EPC Rating A



**ONLY TWO ENERGY EFFICIENT (EPC RATING A) HOMES REMAINING!**

A stunning, newly built, semi detached house with good sized, level garden, garage and ample driveway parking which forms part of an exclusive development of only four spacious houses by Colburn Homes, neighbouring countryside in this popular village.

The four houses are being built to a high specification and feature aluminium, powder coated, grey, triple glazed windows, fully fitted kitchens with resin worktops and integrated appliances, underfloor heating on the ground floor via an air source heat pump and central heating on the first floor, These energy efficient houses benefit from 10 solar panels and electric car charging points in the garage.

The spacious accommodation is arranged over two floors and comprises; entrance hall with cloakroom off, sitting room, fabulous open plan kitchen/dining room with an excellent range of fitted units, resin worktops and upstands, integrated appliances and wood burning stove, open plan to a family room with French doors opening onto the rear garden, utility room, bedroom 1 with built in wardrobes and an en suite shower room (underfloor heating), three further good sized bedrooms and a superb bathroom with four piece white suite (underfloor heating).

Externally there is a good sized, level rear garden which is well enclosed and enjoys a good deal of privacy. Directly to the rear of the property there is a paved patio seating area which leads onto a large section of lawn. Opposite the four houses there is a lovely open, green space (just under an acre in size), the ownership of which will be shared equally by the owners of the four houses.

**Situation**

Bradenstoke is a popular village which is set overlooking the Dauntsey Vale boasting far reaching views from many areas. The village has a public house, church, village hall and is within 1 mile of the thriving village of Lyneham with its numerous amenities and primary school with Royal Wootton Bassett close by. The property is well located for access to the M4 motorway junctions 16 and 17, and also for the major commercial centres of Reading, Cardiff, Swindon, Bath and Bristol. Mainline railway services are available from Chippenham and Swindon and connect with London Paddington in approximately 1 hour 15 minutes and 50 minutes respectively.

**Property Information**

Tenure: Freehold

Council Tax Band: TBC

EPC Rating: A

Services; Mains Electricity, water and drainage.

Underfloor (Ground Floor) & Central Heating (First Floor) via an air source heat pump

Solar Panels

Electric vehicle charging point (in the garage)



# Rosehill Close, Bradenstoke, Chippenham, SN15

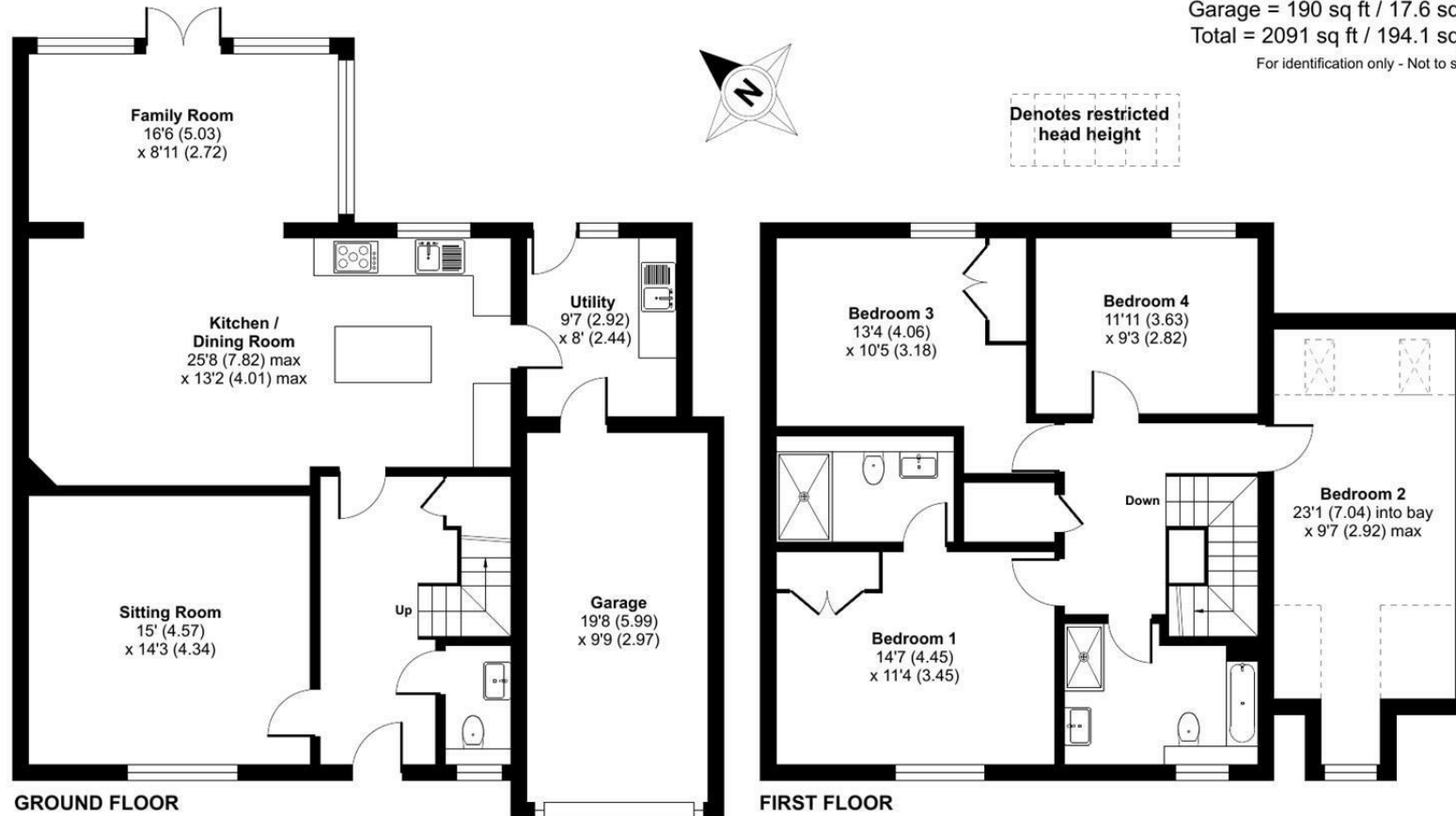
Approximate Area = 1832 sq ft / 170.1 sq m

Limited Use Area(s) = 69 sq ft / 6.4 sq m

Garage = 190 sq ft / 17.6 sq m

Total = 2091 sq ft / 194.1 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: 1126356

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