



📍 Mulberry House, 30 Rowden Hill, Chippenham, Wiltshire, SN15 2AG

🏠 £975,000

A spacious and very well presented five/six bedroom, two reception room, two bathroom, detached, period house which offers the rare benefit of a superb, self contained, one bedroom annex and enjoys a private position off Rowden Hill, within easy walking distance of amenities.

- Impressive, Detached, Period House
- Five Bedrooms
- Two Spacious Reception Rooms
- Two Bathrooms
- Self Contained One Bedroom Annex/Apartment
- Beautifully Presented Throughout
- Double Garage & Ample Driveway Parking
- Good Sized, Private Garden
- Close To The Train Station & Town Centre Amenities

🏡 Freehold

🏠 EPC Rating D



A spacious and very well presented detached, period house which offers the rare benefit of a superb, self contained annex/apartment and enjoys a private position off Rowden Hill, within easy walking distance of the train station and town centre amenities.

The main house offers stunning accommodation over three floors comprising: entrance vestibule, hall with cloakroom off, fabulous dual aspect drawing room with exposed floorboards and feature Carrara marble fireplace, impressive dining room with bay window, exposed floorboards and feature Carrara marble fireplace, kitchen/breakfast room with an excellent range of units, granite worktops, some integrated appliances and French doors opening onto the garden, lobby with built in cupboards and utility room off, three first floor bedrooms, study and bathroom with free standing claw foot bath and on the second floor there are two good sized bedrooms and a further bathroom with four piece suite.

The annex/apartment offers accommodation comprising; 24' kitchen/dining/sitting room with part vaulted ceiling, modern units and some integrated appliances, double bedroom and en suite shower room with modern suite.

Externally there is a good sized, well enclosed, predominately lawned garden, double garage and ample driveway parking.

#### **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 (main house); G

Freehold

Mains services

Gas central heating

EPC Rating; D



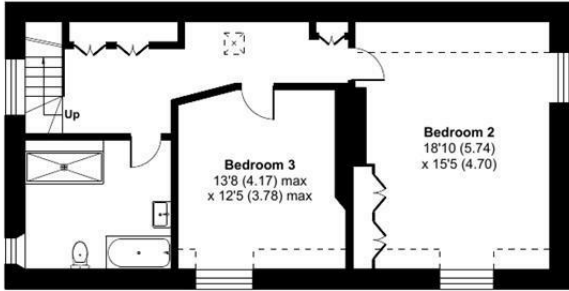
# Rowden Hill, Chippenham, SN15

Approximate Area = 2690 sq ft / 249.9 sq m  
 Limited Use Area(s) = 61 sq ft / 5.6 sq m  
 Garage = 303 sq ft / 28.1 sq m  
 Annexe = 530 sq ft / 49.2 sq m  
 Total = 3584 sq ft / 332.8 sq m

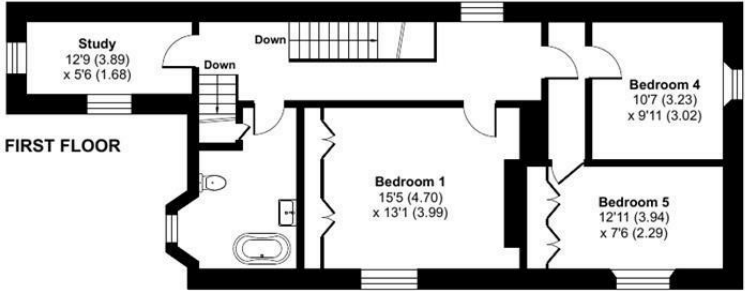
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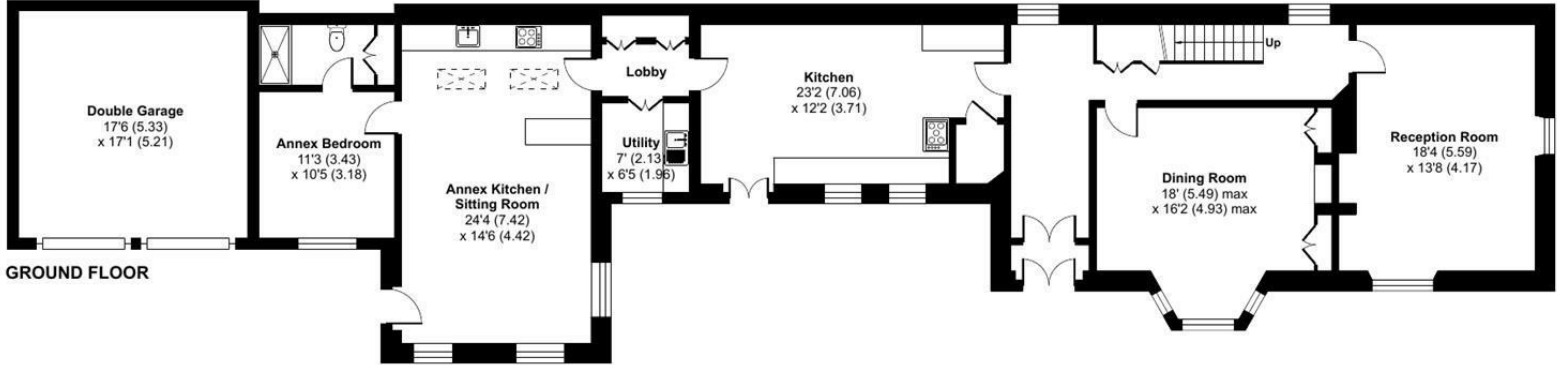
Denotes restricted head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Strakers. REF: 1097225

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For further details 01249 652717  
 chippenham@strakers.co.uk

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