





📍 The Old Rectory, 24 Hardenhuish Lane, Chippenham, Wiltshire, SN14 6HN

🏠 Price Guide £1,250,000

The Old Rectory is one of Chippenham's landmark houses, enjoying an elevated position on the sought after Hardenhuish Lane, close to schools and amenities. The property boasts five good sized bedrooms, four reception rooms, coach house, double garage, ample driveway parking and large, mature gardens,

- Substantial, Detached, Grade II Listed, Former Rectory
- Five/Six Bedrooms
- Four Spacious Reception Rooms
- Superb Oak Framed Garden Room
- Principle Bedroom Suite With Dressing Room & En Suite Bathroom
- Detached Coach House
- Large, Mature Gardens
- Double Garage & Ample Driveway Parking
- Sought After Location
- Close To Primary & Highly Regarded Secondary Schools

🏡 Freehold

🏠 EPC Rating





The Old Rectory is an imposing, detached, Grade II Listed, Georgian house which retains many of its original features including sash windows, working shutters, impressive fireplaces and cornicing. The property occupies a generous plot which enjoys wonderful views to the rear over the town and countryside beyond.

The house offers vast accommodation (approximately 4000 square feet) over three floors comprising entrance vestibule, hall with steps down to a large cellar room which is an ideal space for a gym or cinema, large drawing room with open feature fireplace, sitting room with feature fireplace, dual aspect dining room, snug/family room, fabulous oak framed garden room with vaulted ceiling, wood burning stove and French doors opening onto the garden, kitchen/breakfast room with granite worktops and integrated appliances, pantry, utility room, lobby with cloakroom and study off, lean to, large landing with lantern roof light, principle bedroom with built in wardrobes, dressing room and en suite bathroom with free standing, clawfoot bath, four further good sized bedrooms, study/bedroom 6 and a bathroom with four piece suite.

To the rear of the property there is an attractive stone built, detached, coach house which is currently a garden bar/micro pub and offers the potential for a variety of uses.

The rear garden is a large and predominately lawned with a variety of seating areas, ornamental bushes and mature trees. The large trees and established boundaries provide the gardens with a great deal of privacy and seclusion.

A large driveway to the front and side of the house and double garage provide all the parking and more that a family would require.

#### **Situation**

The highly desirable Hardenhuish Lane 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**

Property Information

Council Tax Band; E

Freehold

Mains gas, electricity, water and drainage.

Gas fired central heating

EPC Rating; Grade II Listed and therefore exempt of requiring an EPC





# Hardenhuish Lane, Chippenham, SN14

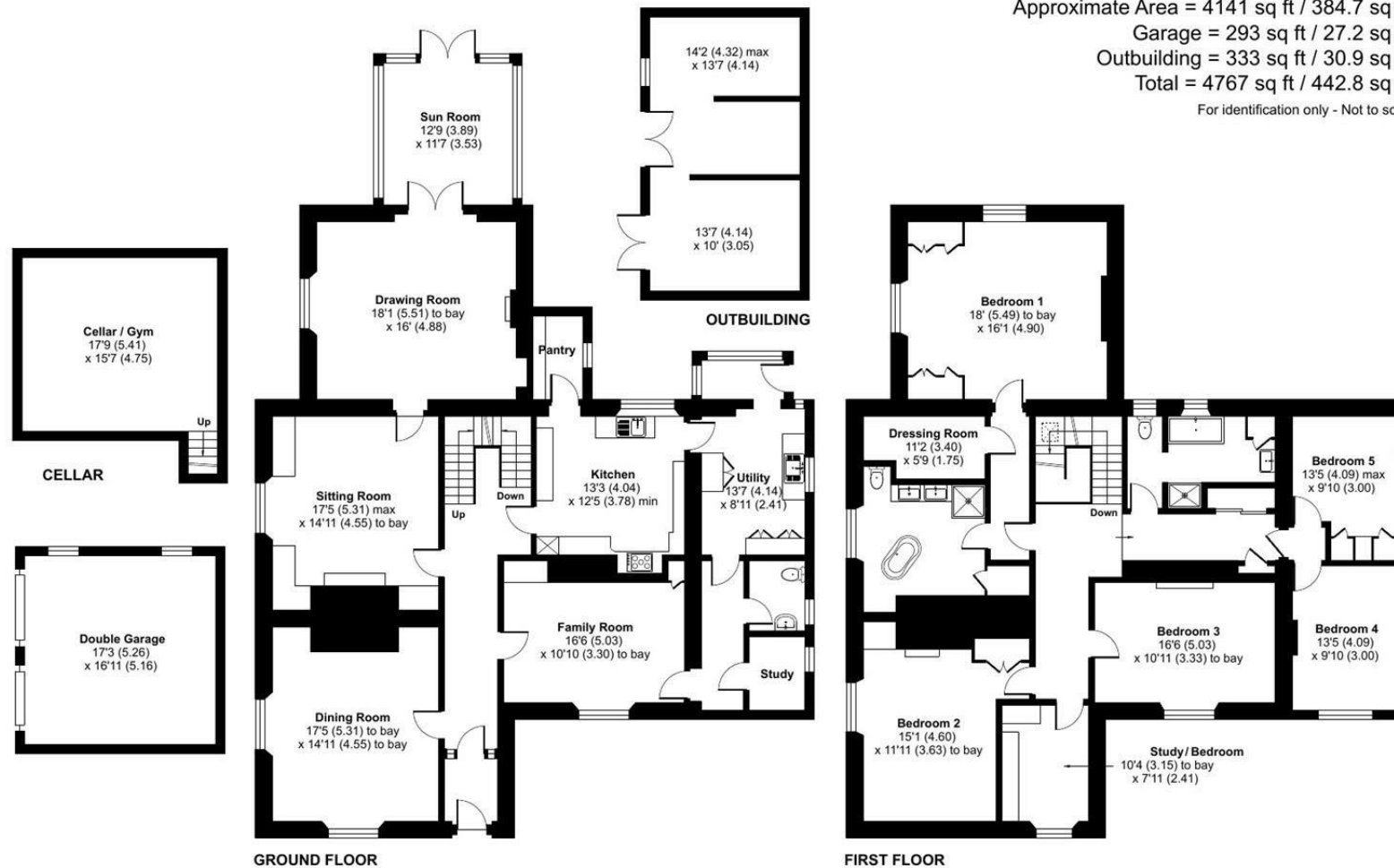
Approximate Area = 4141 sq ft / 384.7 sq m

Garage = 293 sq ft / 27.2 sq m

Outbuilding = 333 sq ft / 30.9 sq m

Total = 4767 sq ft / 442.8 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: 1136968

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.