



📍 2 Lye Common, Christian Malford, Chippenham, SN15 4BH

🏠 £385,000

A fantastic opportunity to purchase an extended four bedroom semi-detached family home, in the highly-sought after village of Christian Malford.

- Extended Family Home
- Four Double Bedrooms
- Master with En-Suite
- Cloakroom / En-Suite / Bathroom
- Dual-Aspect Lounge / Diner
- Garden Office
- Rear Garden
- Garage & Driveway Parking
- Highly Sought After Village
- Onward Chain Established

🏡 Freehold

🏠 EPC Rating D



Situated within the highly desirable village of Christian Malford, is this fantastic four bedroom semi-detached family home. The property has been extended and much improved by the current owner, to provide a spacious and modern home.

The accommodation is arranged over two levels, and comprises; entrance hall, cloakroom, kitchen and large dual-aspect living room / diner, to the ground floor.

To the first floor are four double bedrooms, including the master benefitting from en-suite shower room, and the family bathroom.

Externally there are gardens to the front and rear. The rear garden is laid predominantly to lawn, with a newly appointed patio seating area, and a garden office, perfect for home working. The front is predominantly driveway parking for up to three vehicles, alongside the integral garage.

Additional benefits include the recent improvement from electric heating to an air source heat pump system, and water softener.

Situation

Christian Malford is mentioned in the Domesday book and has a 13th Century Church, primary school and a village shop with Post Office. There is also a village hall and recreation area, together with a number of good eating pubs within a ten mile radius. Malmesbury and Chippenham cater for everyday shopping requirements, with the latter also providing trains to Paddington in just over an hour. The village is conveniently located for the M4 motorway network giving access to London, Bristol, Bath and Swindon.

Property Information

Council Tax Band: C

EPC Rating: D

Tenure - Freehold

Services - Mains water and electricity

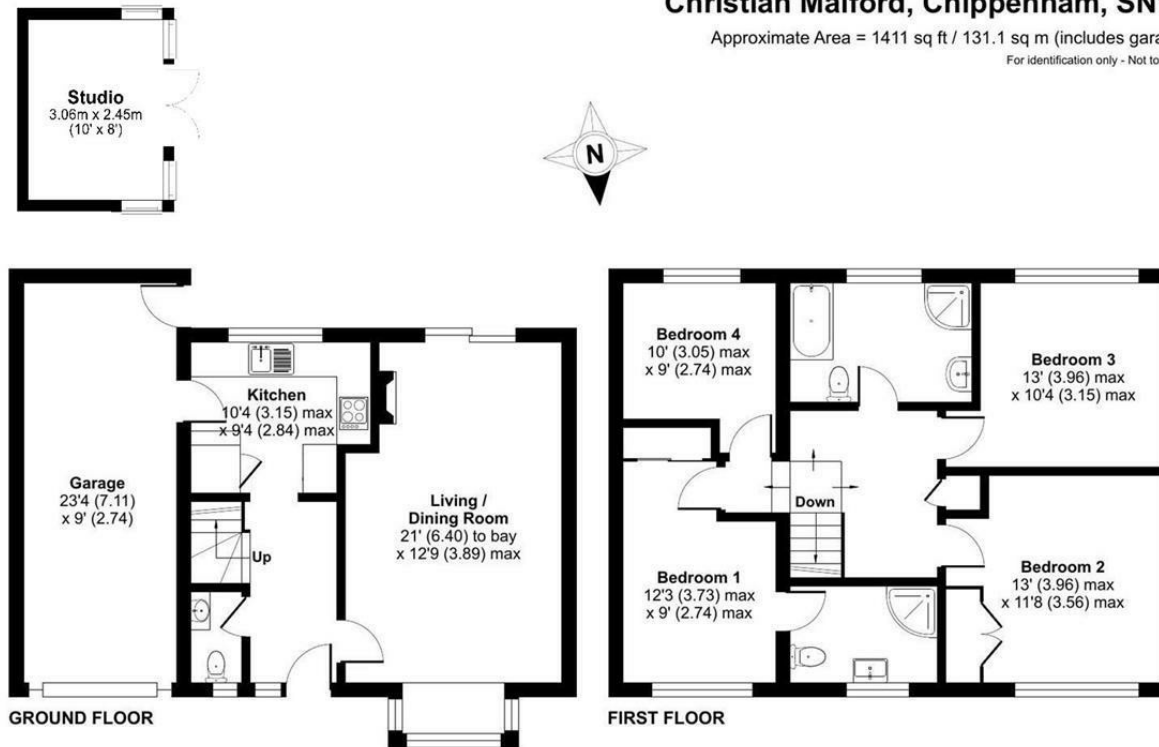
Air Source Heat Pump



Christian Malford, Chippenham, SN15

Approximate Area = 1411 sq ft / 131.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Strakers. REF: 974514.

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