



📍 Rookway, 145 Malmesbury Road, Chippenham, SN15 1QA

🏠 £850,000

Occupying an outstanding circa. 0.5 acre plot, and situated on one of Chippenham's most accessible streets is this extended four bedroom, four reception detached family home, with double garage and horseshoe driveway, within a short distance of the M4, railway station, and Chippenham's principal secondary schools.

- Executive, Detached Family Home
- Circa 0.5 Acre Plot
- Extensive & Highly Flexible Accommodation
- Extended & Improved
- Four Double Bedrooms
- Four Reception Rooms
- Beautiful, Established Gardens
- Double Garage & Large Horseshoe Driveway
- Close to M4, Schools & Railway Station

🏠 Freehold

🏠 EPC Rating E



Rooksway is an exceptional, executive four bedroom detached family home, occupying a stunning circa. 0.5acre plot, and superbly positioned within easy reach of Chippenham railway station, the M4, and Chippenham's principal secondary schools. The property has been significantly extended and improved over the years, and offers a home with a substantial footprint, and highly versatile accommodation, perfect for the demands of modern family life.

The internal living arrangements can be found over two levels, and briefly comprises; light, welcoming entrance hall, sitting room with wood-burner, garden room with stylish vaulted ceiling, kitchen / diner with island, and french doors to the rear patio area, utility room, dining room and study, on the ground floor. On the first floor are four double bedrooms, including the large principal bedroom, with fitted wardrobes, newly appointed ensuite, and lovely roof terrace overlooking the beautiful gardens. The accommodation is completed with the stunning, and recently appointed family shower room.

The stand out feature is the rear garden, which is extremely generous in size, and is laid predominantly to lawn with a variety of trees and fruit trees, shrubs and bushes. There is also a patio seating area, and area with raised beds, perfect for growing veg. To the front there is a double garage, and spacious horseshoe driveway.

Situation

The property is just a short walk away from the town and all amenities which include a public library, John Coles Park and the pleasant Monkton Park with a nine hole golf approach course and 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 in the locality and Chippenham also offers excellent secondary schools and primary schools, together with further education at Wiltshire College.

Property Information

Council Tax Band: F

Freehold

Mains water, electricity and drainage.

Gas fired central heating

EPC Rating; E



Malmesbury Road, Chippenham, SN15

Approximate Area = 2293 sq ft / 213 sq m (excludes void)

Garage = 323 sq ft / 30 sq m

Total = 2616 sq ft / 243 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: 1144631

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