



📍 13 Matford Hill, Chippenham, Wiltshire, SN15 3NX

🔗 Offers In Excess Of £475,000

An exceptionally well presented, four bedroom, detached house which enjoys an elevated position with fabulous views from the garden and a convenient location within walking distance of the train station and town centre.

- Immaculately Presented Detached House
- Four Bedrooms, Two Reception Rooms
- Bathroom & En Suite Bathroom
- Spacious Dining/Family Room With Wood Burning Stove
- UPVC Double Glazing & Gas Central Heating
- Private, Well Maintained Garden
- Garage & Driveway Parking
- Sought After Monkton Park Development

🏠 Freehold

📊 EPC Rating C



An exceptionally well presented, detached house which enjoys an elevated position with fabulous views from the garden and a convenient location within walking distance of the train station and town centre.

The property offers spacious accommodation over two floors comprising; entrance hall, good sized sitting room which has been extended to the front and offers space for a study area, large dining/family room with wood burning stove and French doors opening onto the rear garden, kitchen with modern units, master bedroom with en suite bathroom, three further bedrooms and a bathroom with white suite.

Externally there is a lawned garden to the front with gravelled driveway to the side for parking numerous vehicles. To the rear there is a private, predominately lawned garden with timber decked seating area. From the garden you can enjoy fabulous views over neighbouring countryside. Single garage with power and lighting.

Planning permission has been granted to extend the property to the front to create a utility room. Full details of the planning permission can be found on the Wiltshire council website using the planning reference PL/2022/06374.

#### **Situation**

The highly popular Monkton Park offers walking access to the town centre and all amenities, park, sports centre, junior school as well as most pleasant riverside walks and cycle ways. 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 further education at Wiltshire College.

#### **Property Information**

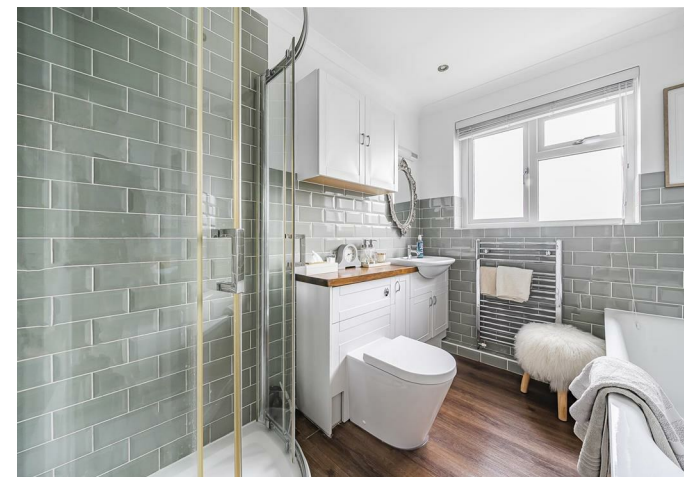
Tenure: Freehold

Council Tax Band: D

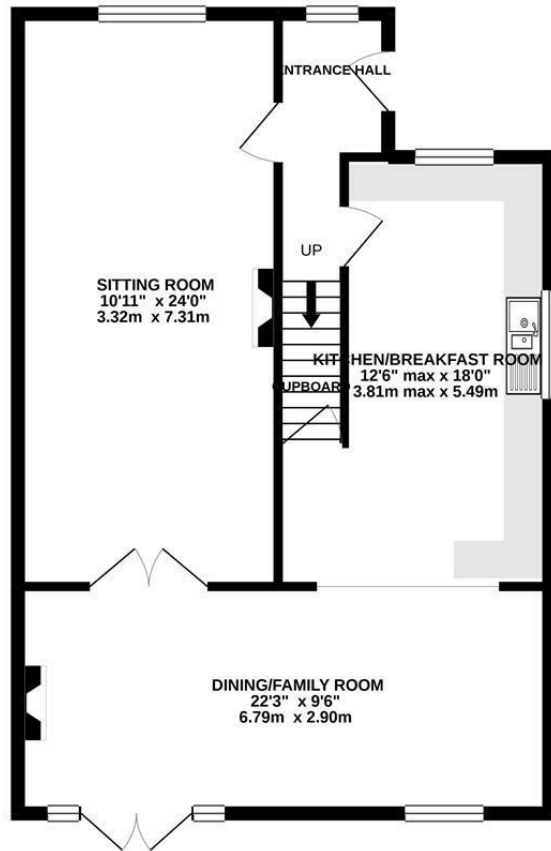
EPC Rating: D

Mains drainage, gas, electric and water.

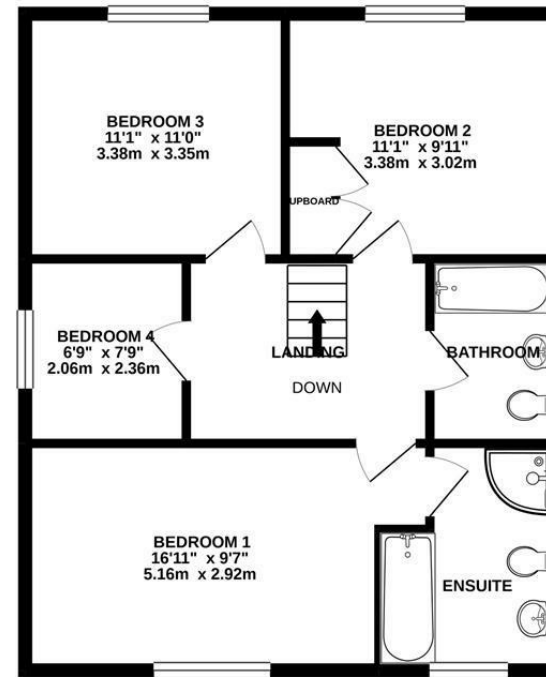
Gas central heating



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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