



📍 Laurieston House, 78 Bristol Road, Chippenham, SN15 1NS

🏠 £750,000

A rare and fantastic opportunity to purchase a substantial detached residence, in need of modernisation throughout. Formerly a care home, Laurieston House offers approximately 2900 sq. ft of accommodation, and significant potential. No Onward Chain.

- Substantial Detached Residence
- Circa 2900 Sq. Ft
- Former Care Home
- Highly Flexible Accommodation
- Six Bedrooms, Three Receptions
- Circa 0.2 Acre Plot
- South-Westerly Garden
- Ample Driveway Parking
- In Need of Modernisation
- No Onward Chain

🏡 Freehold

🏠 EPC Rating



Laurieston House was built in 1928 and has been extended on numerous occasions since. Formerly a care home, this substantial detached property offers a lot of potential: with interior accommodation measuring 2,903 sq. ft plus extensive loft space that's suitable for conversion. The property sits in the centre of its plot (circa 0.2 acres), set back from the road, with a large driveway to the front and a south-westerly facing, level garden to the rear.

Internally, a porch extension at the front forms a generous entrance hall, with a lift providing disabled access up to the first floor. There's a door into the inner hall at the centre of the ground floor, with a staircase up and halls on either side to the main living accommodation. A large dual-aspect living room, the length of the house from front to rear, with French-style doors out on to the garden and patio. The garden can also be accessed similarly via the dining room, which has similar French doors and the kitchen also accesses the garden. There are two double bedrooms, two cloakrooms, a bathroom and utility room, completing the ground floor accommodation.

To the first floor are four further double bedrooms, two of which benefit from en-suite shower rooms, a family bathroom, and study area, which also provides the upstairs lift access.

Most aspects of the interior have been designed with the accessibility and practical needs of a care home in mind: the bathrooms and kitchen are utilitarian, as are the fixtures and fittings. Yet there are some feature fireplaces with attractive stone surrounds and carved, wooden banisters, coving and doors that are reminders of its heritage.

Externally, a large driveway offers parking space for several cars. At the rear, the south-westerly facing garden is level, and laid predominantly to lawn alongside a dining patio area. On the other, the boundary is a wall along which there's a flowerbed with mature shrubs. The laundry room/workshop sits in the far corner.

Situation

Laurieston House is set back on the Bristol Road, within easy reach of the town and all amenities which include a public library, Chippenham golf course, John's Cole Park and the pleasant Monkton Park with a further nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes) and the road is well placed for the M4 motorway, the A4 and the A420 which 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

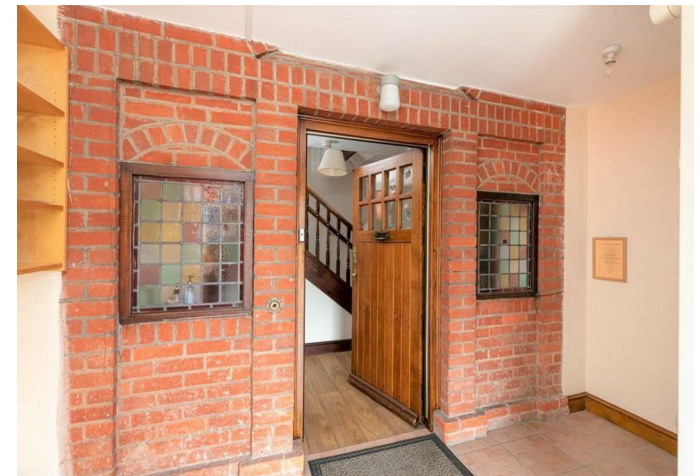
Tenure; Freehold

Mains Gas, Electricity, Water & Drainage

Gas Central Heating

EPC Rating; C

Council Tax Band: G



Laurieston

Chippenham, Wiltshire

Approx. Gross Internal Area
 Main House = 270 sq m / 2,903 sq ft
 (incl. areas of restricted height)
 Outbuildings = 8 sq m / 88 sq ft
 Total Area = 278 sq m / 2,991 sq ft



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.