



📍 33 Bolts Croft, Chippenham, SN15 3GQ

🏠 £650,000

A substantial, executive, six bedroom, four reception, four bathroom, detached family home, superbly positioned on an elevated plot with views over Chippenham to the rear, and greenspace to front, located on the ever-popular Pewsham development.

- Substantial, Executive Detached House
- Significantly Extended & Improved Accommodation
- Circa. 2695 Sq Ft
- Modern, Highly Versatile Living Arrangements
- Six Double Bedrooms
- Three Shower Rooms, One Bathroom, One Cloakroom
- Four Reception Rooms
- Double Garage (Partially Converted) & Double Driveway
- Well-Maintained Rear Garden, with Decked & Lawned Areas
- Perfect Family Home

🏡 Freehold

🏠 EPC Rating C



A substantial, executive, detached family home, with circa 2965 sq ft of accommodation, superbly positioned on an elevated plot with views over Chippenham to the rear, and greenspace to front, located on the ever-popular Pewsham development. The property has been significantly extended, and tastefully re-configured to offer an extremely spacious, highly versatile and modern home, perfect for the demands of modern family life.

The accommodation is arranged over three levels, and briefly comprises; entrance hall, cloakroom, bay-fronted sitting room with wood-burner, dining room, study / gym, stylish, integrated kitchen / breakfast room with island, and utility room, with integral access to the double garage on the ground floor.

To the first floor there is a wonderful gallery landing, with useful study area, four double bedrooms, all of which benefit from fitted wardrobes, and two of which benefit from en-suite shower rooms, including the principal bedrooms which has recently been refitted. There is also a beautiful family bathroom with jacuzzi style bathtub.

There are two further double bedrooms on the second level, one with very useful walk-in wardrobe / dressing room, and a shared modern wet room, between the two.

Externally there is a well-maintained west-facing rear garden, with a range of plants, shrubs and fruit trees. The garden is predominantly laid to lawn, however there is a wonderful full width decked area with high-quality covered seating area. To the front there is a double garage (partially converted) and double driveway.

#### **Situation**

The property is superbly positioned within a 6 minute walk to Lidl, a 14 minute walk of Chippenham High Street. and 25minute walk to the Railway Station. The Pewsham development itself is to the south east of Chippenham town centre. Pewsham itself has an excellent range of local amenities to include shopping parade with take away and convenience store plus a chemist. In addition there is a surgery, public house, primary school and secondary school. The town centre of Chippenham offers a range of amenities to include High Street retailers and in addition there are supermarkets and retail parks within the town. There are a wide range of primary schools and secondary schools plus there is a regular main line rail service from Chippenham to London(Paddington) and the west country. The M4 motorway is accessible via Junction 17 to the north of the town and offers access to the regional centres of Bristol, Bath and Swindon.

#### **Property Information**

Council Tax Band; F

Freehold

Mains Gas, Electricity, Water & Drainage

Gas Fired Central Heating

EPC Rating; C



# Bolts Croft, Chippenham, SN15

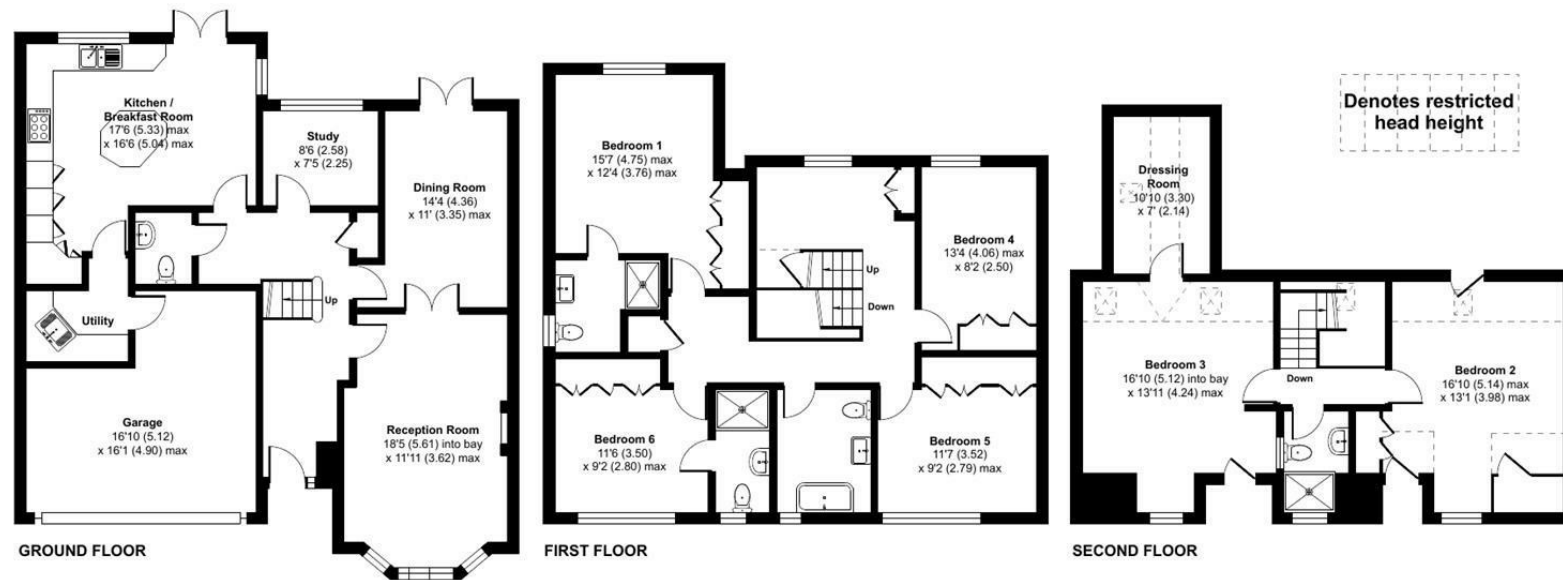
Approximate Area = 2285 sq ft / 212.2 sq m

Limited Use Area(s) = 186 sq ft / 17.2 sq m

Garage = 224 sq ft / 20.8 sq m

Total = 2695 sq ft / 250.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Strakers. REF: 1201111

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