



📍 3 Orchard Leaze, Christian Malford, Chippenham, SN15 4BJ

🔗 Offers In Excess Of £300,000

A lovely three bedroom semi-detached house, offering well-presented and much improved accommodation, generous plot, off-road parking, and wonderful views to the rear, superbly positioned within the highly popular village of Christian Malford.

- Semi-Detached House
- Large Plot
- Well-Presented & Much Improved Accommodation
- Three Bedrooms
- Dual-Aspect Sitting Room with Wood Burner
- Fitted Kitchen & Modern Bathroom
- Large Front Garden & Off-Road Parking
- Landscaped Rear Garden with Summer House
- Wonderful Views to Rear
- Popular Village Location

🏠 Freehold

🏠 EPC Rating C



Superbly positioned within the highly popular village of Christian Malford, is this lovely three bedroom semi-detached house, offering well-presented and much improved accommodation, and a large plot with beautiful views to the rear.

The internal living arrangements are over two levels, and briefly comprise; entrance hall, dual-aspect sitting room / diner with wood burner, fitted kitchen, three bedrooms and the modern family bathroom.

Externally the property offers a large front garden, with off-road parking, and a landscaped rear garden, with summer house, wonderful views over the neighbouring agricultural land.

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: C

Tenure - Freehold

Services - Mains water, electricity & drainage

Electric Heating



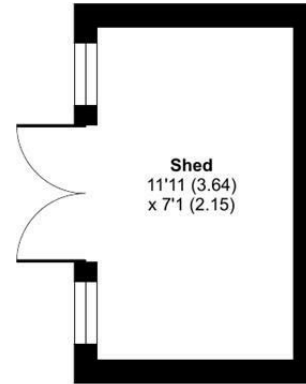
Christian Malford, Chippenham, SN15

Approximate Area = 730 sq ft / 67.8 sq m

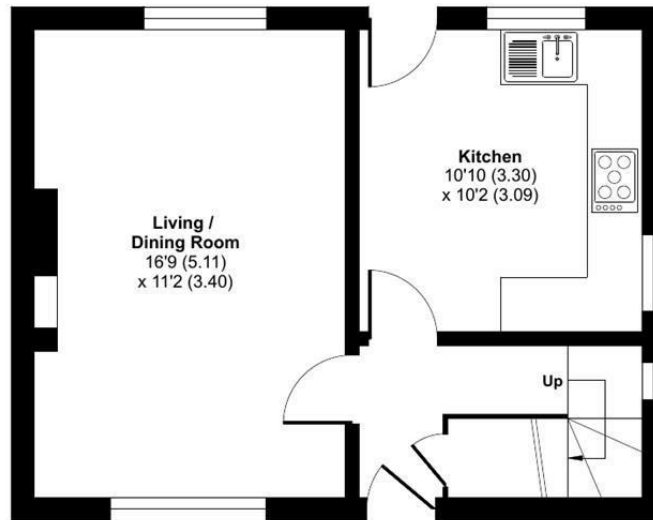
Outbuilding = 84 sq ft / 7.8 sq m

Total = 814 sq ft / 75.6 sq m

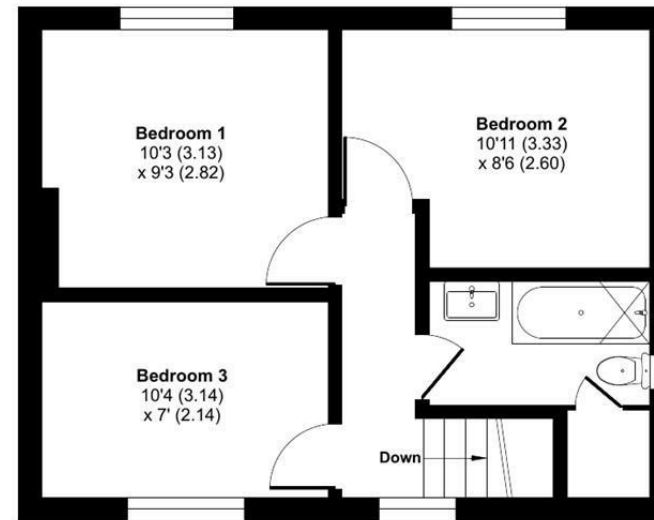
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Strakers. REF: 1164496

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