





📍 Ashe Cottage, 17 The Hamlet, Chippenham, SN15 1BY

🏠 £385,000

An attractive two bedroom Grade II Listed cottage, occupying a generous plot, in one of Chippenham's most desirable streets, benefitting from beautiful gardens to the front, side and rear, single garage and off-road driveway parking. No Onward Chain.

- Most Attractive Cottage
- Highly Sought After Street
- Grade II Listed
- Large Plot, Beautiful Gardens
- Two Bedrooms
- American Oak Country Style Kitchen / Diner
- Bay-Fronted Sitting Room
- Downstairs Shower Room & Upstairs Bathroom
- Single Garage & Ample Driveway Parking
- No Onward Chain

🏠 Freehold

🏠 EPC Rating E





Rare to the market is this wonderful two bedroom, Grade II Listed cottage, superbly positioned on one of Chippenham's prettiest and most sought after streets, walking distance from the railway station and town centre. The property perfectly combines charming period features and a sizeable plot, yet in an exceptionally convenient and central location. Offered with No Onward Chain.

The internal accommodation is arranged over two levels, and briefly comprises; entrance hall, downstairs shower room, lovely bay-fronted sitting room, spacious American Oak country style kitchen / diner with stable door to the rear patio area, two bedrooms, and an upstairs bathroom.

Externally the property occupies the most amazing plot, with sizeable and beautifully maintained gardens to the front, side and rear. There is a single garage and ample off-road driveway parking to the rear, which can be accessed via Greenway Lane.

#### **Situation**

Situated down a little lane of similar stone cottages, the property is just a short walk away from the town and all amenities which include a public library and the pleasant Monkton Park with a nine hole golf 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 and Chippenham also offers excellent secondary schools and primary schools, together with further education at Wiltshire College.

#### **Property Information**

Council Tax Band; D

EPC Rating; E

Freehold (With part Flying Freehold)

Mains Electricity, Gas, Water and Drainage.

Gas Central Heating

Grade II Listed



## The Hamlet, Chippenham, SN15

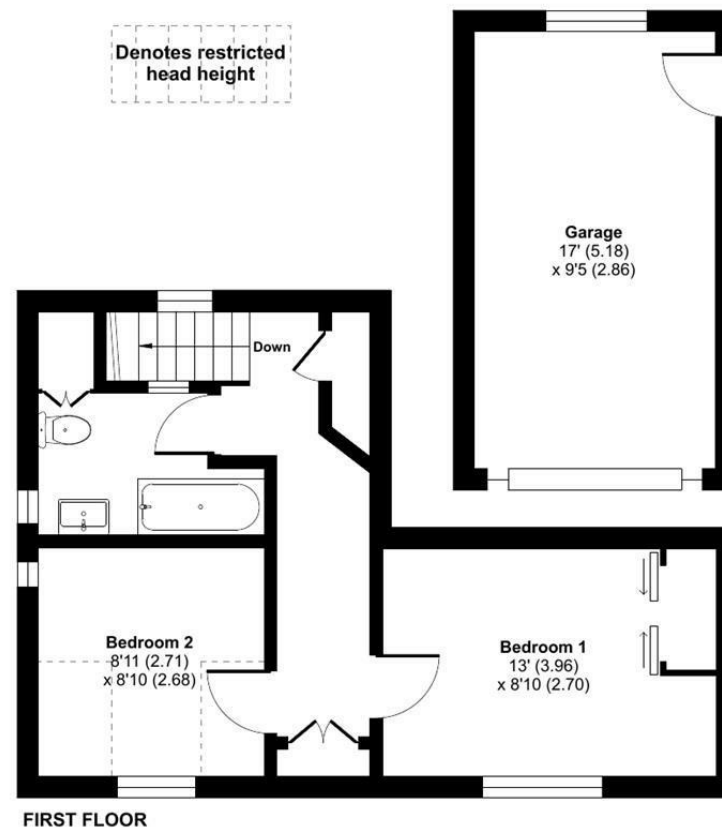
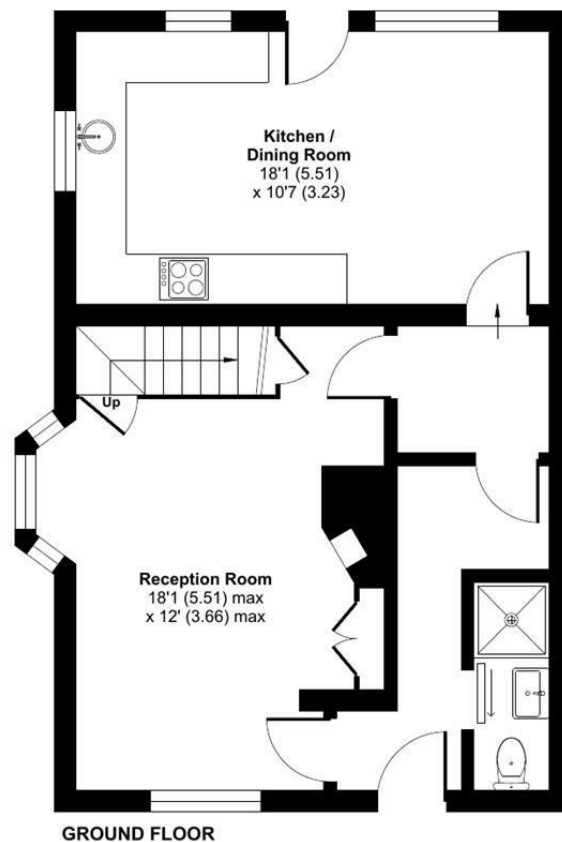
Approximate Area = 879 sq ft / 81.6 sq m

Limited Use Area(s) = 24 sq ft / 2.2 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 1062 sq ft / 98.5 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). © nktchecom 2025. Produced for Strakers. REF: 1255111

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