



📍 6 St Mellion Close, Chippenham, Wiltshire, SN15 3XN

🏠 Price Guide £560,000

A fantastic four double bedroom, three reception room, detached family home, superbly positioned in the corner of a highly desirable cul-de-sac, on the ever popular Monkton Park development, and benefitting from enclosed rear garden, double garage and driveway.

- Modern Detached Family Home
- Spacious, Flexible Living Arrangements
- Four Double Bedrooms
- Three Reception Rooms
- WC, Family Bathroom, En-suite
- Enclosed Rear Garden
- Double Garage & Driveway
- Corner of Desirable Cul-De-Sac
- Popular Monkton Park Development
- Close to Railway Station & Town Centre

🏡 Freehold

🏠 EPC Rating D



Rare to the market is this fantastic four double bedroom, detached family home, superbly positioned in the corner of a highly desirable cul-de-sac, on the ever popular Monkton Park development. The last property to sell in this cul-de-sac was 11 years ago, giving prospective buyers a great idea about its popularity. The property offers well-proportioned, and versatile accommodation, ideal for modern family living.

The accommodation is arranged over two levels, and briefly comprises; entrance hall, cloakroom, sitting room, dining room, study, kitchen and utility room, to the ground level. There are four double bedrooms, including the principal bedroom with en-suite shower room and fitted wardrobes, and finally the family bathroom.

Externally there is a private, enclosed rear garden, double garage and off-road driveway parking.

### **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**

Council Tax Band: E

Freehold

Mains Water, Gas, Electricity and Drainage.

EPC Rating; D

UPVC Double Glazing & Gas Central Heating



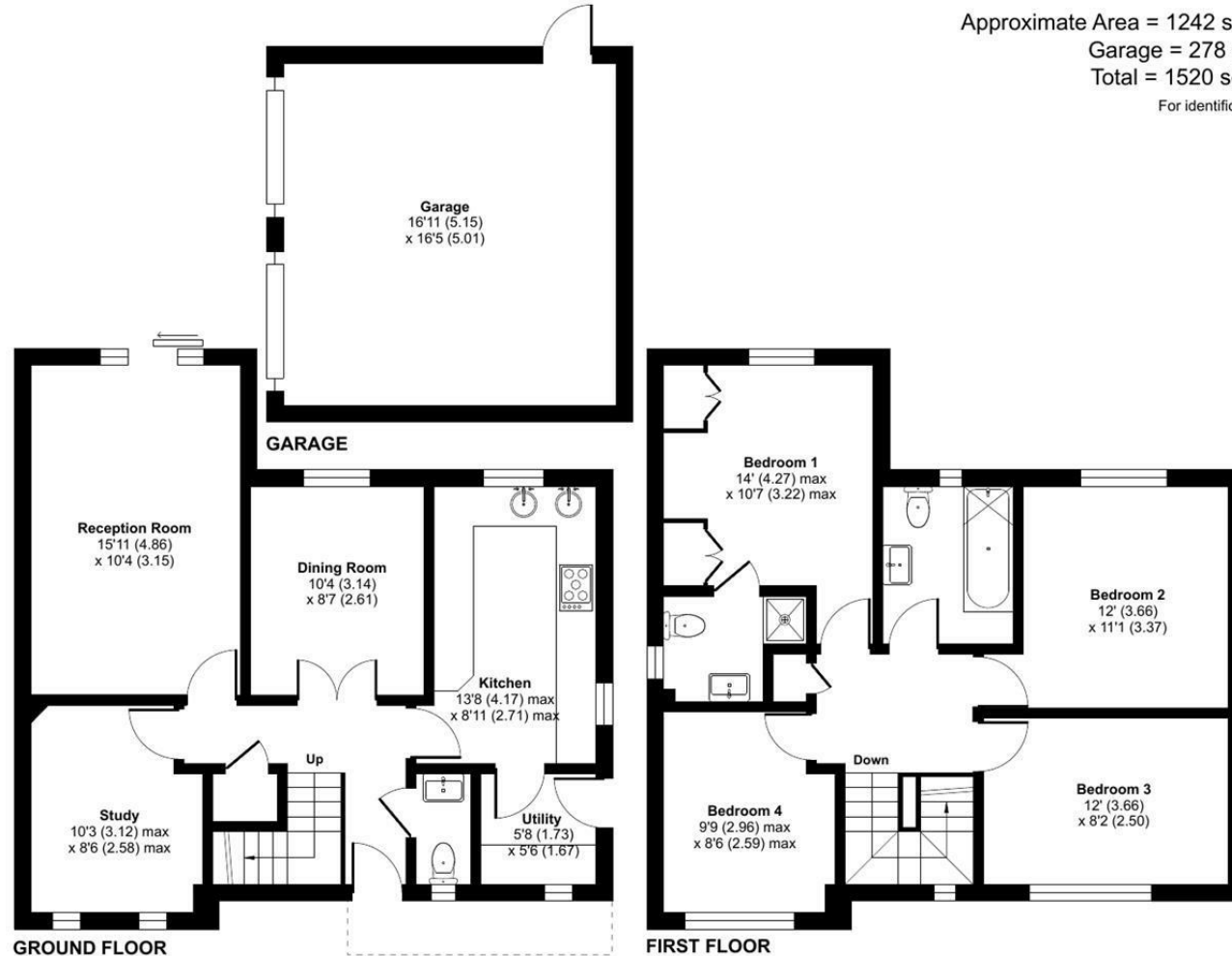
# St. Mellion Close, Monkton Park, Chippenham, SN15

Approximate Area = 1242 sq ft / 115.3 sq m

Garage = 278 sq ft / 25.8 sq m

Total = 1520 sq ft / 141.1 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). © nitchecom 2025. Produced for Strakers. REF: 1256050

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