





📍 41b Rowden Hill, Chippenham, Wiltshire, SN15 2AQ

🏠 £825,000

A very well presented, four double bedroom, two bathroom, detached house with good sized garden and double garage, which offers the rare benefit of a self contained, one bedroom annex/apartment which would be ideal for a dependant relative. The property is in an elevated position, and offers enviable far-reaching views.

- Spacious, Modern Detached House
- Four Double Bedrooms
- Self Contained, One Bedroom Apartment/Annex
- Bathroom & Two En Suite Shower Rooms
- Superb Kitchen/Dining Room With Contemporary Units
- Large, Newly Appointed Glass Balcony
- Wonderful Rear Garden
- Double Garage & Ample Driveway Parking
- Fabulous, Widespread Views To The Rear
- Close To The Train Station & Town Centre Amenities

🏠 Freehold

🏠 EPC Rating C





A very well presented, modern, detached house with good sized garden and double garage, which offers the rare benefit of a self contained, one bedroom annex/apartment which would be ideal for a dependant relative. The property occupies a generous plot and an enviable, elevated position on a popular road with fabulous, widespread views on offer to the rear.

The versatile accommodation on offer comprises; entrance hall with cloakroom off, large, L-shaped sitting/family room with feature fireplace, inset wood burning stove and patio doors opening onto a balcony seating area, from which you can enjoy wonderful views over the town and countryside beyond, superb 21' kitchen/dining room with an excellent range of modern units and integrated appliances, utility room, spacious principle bedroom with built in wardrobes and en suite shower room, three further double bedrooms and a family bathroom with four piece white suite.

The lower ground floor houses a generously proportioned, self contained apartment which could easily be incorporated into the main accommodation if required and comprises; 24' sitting/dining room, kitchen, bedroom, en suite shower room and a store (offering potential to create a further bedroom or study).

Externally there is a lovely, mature garden to the rear which is of a good size and enjoys a good deal of privacy. The garden is mainly laid to lawn with a paved patio seating area, large pond, well stocked beds and ornamental bushes. Detached, excellent quality, insulated, timber summerhouse/garden office with telephone/internet point, power and lighting. Useful store to the side of the property.

Detached double garage with electric, remote controlled doors to front, door to side, power and lighting. Ample driveway parking in front for numerous vehicles.

Recent upgrades include:

- Newly Appointed Cloakroom
- Newly Appointed Utility Room
- Newly Appointed Glass Balcony

**Situation**

The property is pleasantly situated on the popular Rowden Hill, which is less than half a mile from the town centre, within walking distance of the train station and all amenities which include a public library and the pleasant Monkton Park with 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 Wiltshire College.

**Property Information**

Council tax band (main house); F

Council tax band (annex); A

Freehold

Mains services

Gas central heating

EPC Rating; C



# Rowden Hill, Chippenham, SN15

Approximate Area = 2539 sq ft / 235.9 sq m

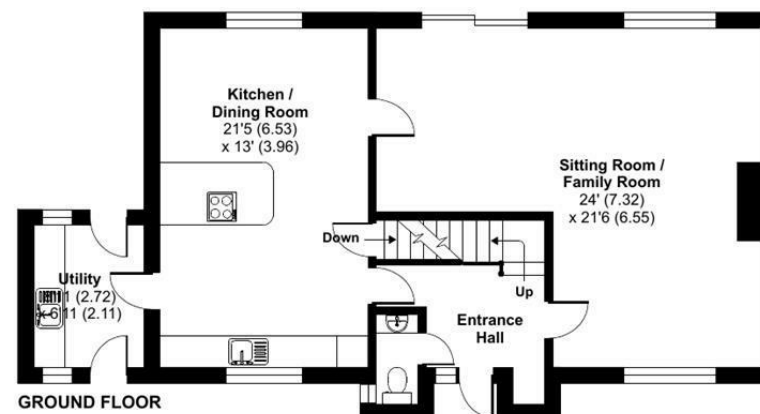
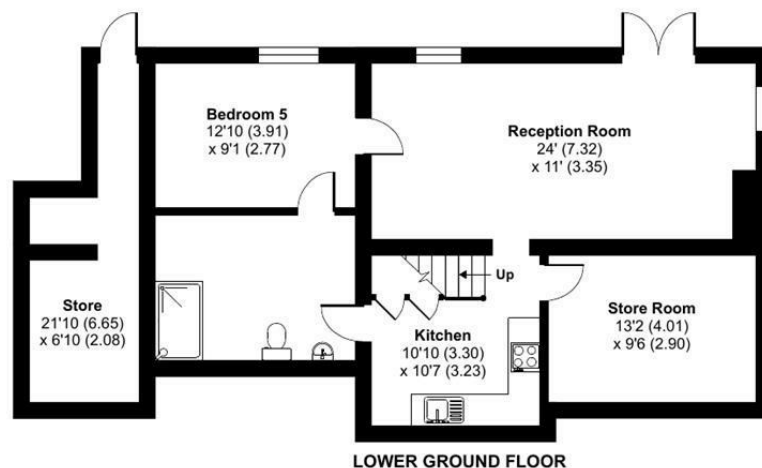
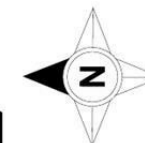
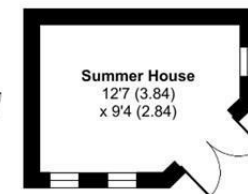
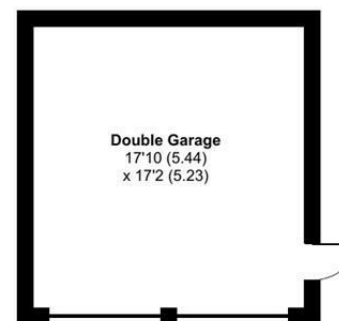
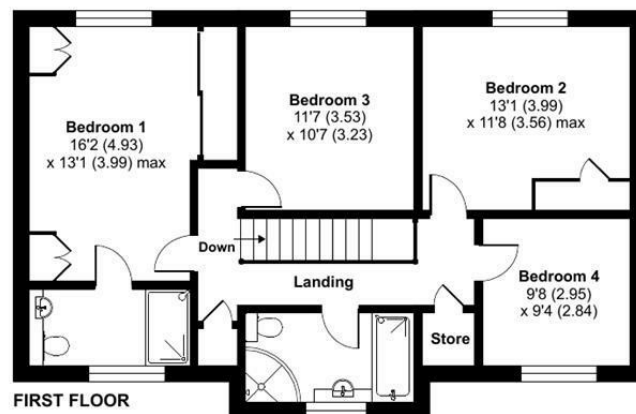
Garage = 306 sq ft / 28.4 sq m

Store = 114 sq ft / 10.6 sq m

Outbuilding = 107 sq ft / 9.9 sq m

Total = 3066 sq ft / 284.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1090232

**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.