





📍 31 Webbington Road, Pewsham, Chippenham,  
Wiltshire, SN15 3GB

🏠 Price Guide £320,000

OFFERED WITH NO ONWARD CHAIN-A superbly presented, extended, three/four bedroom semi-detached house with parking and enclosed rear garden situated on the popular "Pewsham" residential development.

- Immaculate Presentation
- Extended
- Semi-Detached
- Three/Four Bedrooms
- Popular Residential Development
- Off Street Parking
- Low Maintenance Rear Gardens
- Walking Distance of Local Amenities
- Flexible Accommodation
- No Onward Chain

🏡 Freehold

🏠 EPC Rating E



OFFERED WITH NO ONWARD CHAIN-A superbly presented, extended, three/four bedroom semi-detached house with parking and enclosed rear garden situated on the popular "Pewsham" residential development.

Flexible accommodation comprises; entrance, open plan sitting room/dining room leading through to a dining area that in turn leads through to a spacious conservatory that has power and heat. Accessed off the dining area is a modern, fitted kitchen. Also accessed off the dining area is a multi-use room with w/c that could be used as an additional reception room, home office or play room.

To the first floor, there are three bedrooms and an additional cot room/study together with family bathroom. The principal bedroom enjoys fitted storage and an en-suite shower and basin. The loft has been partly converted with power, Velux windows and flooring.

Externally, the front section of what was the garage can be used for storage and there is parking in front. To the rear of the property is a low maintenance enclosed garden with timber shed.

#### **Situation**

The property is located within Pewsham residential development which has a local primary school, a mini supermarket, public house, chemist, doctors surgery and Chinese takeaway. Pewsham is only a short distance 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; C

Freehold

Mains Electricity, Water & Drainage

Gas Central Heating

EPC Rating; E



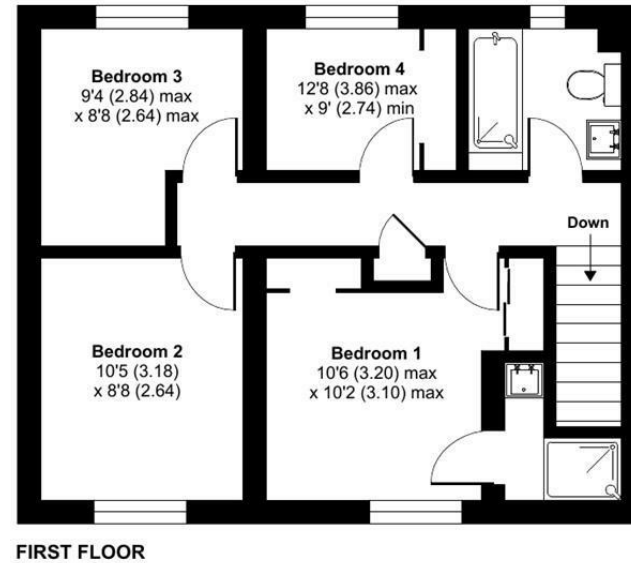
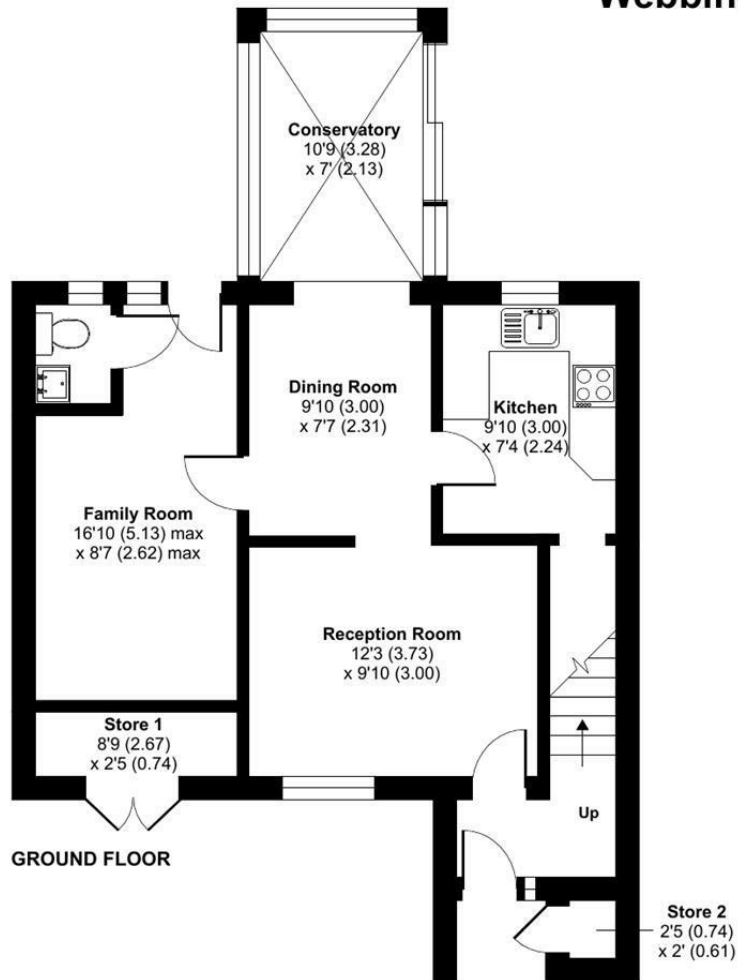
## Webbington Road, Pewsham, Chippenham, SN15

Approximate Area = 1090 sq ft / 101.3 sq m

Store(s) = 28 sq ft / 2.6 sq m

Total = 1118 sq ft / 103.9 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: 1289373

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