





📍 6 Fallow Field Close, Chippenham, SN14 6YA

🏠 £475,000

A beautifully presented, modern four bedroom detached family home, offering stylish, contemporary accommodation, and benefitting from private rear garden, single garage, and off-road driveway parking, superbly positioned in a quiet and sought after cul-de-sac on the Cepen Park North development.

- Modern Detached Family Home
- Stylish, Contemporary Accommodation
- Beautifully Presented
- Four Bedrooms
- Principal Bedroom with En-Suite & Fitted Wardrobes
- Cloakroom, Utility Room, Family Bathroom
- Conservatory
- Private, Enclosed Rear Garden
- Single Garage & Driveway Parking
- Desirable Cepen Park North Development

🏡 Freehold

🏠 EPC Rating D





A superb, modern four bedroom detached family home, superbly positioned in a quiet and sought after cul-de-sac on the Cepen Park North development, offering easy access to J17 of the M4 and Chippenham's principal secondary schools. The property is beautifully presented, offering stylish and contemporary accommodation throughout.

The accommodation is arranged over two levels, and briefly comprises; entrance hall, sitting room with lovely panelling and double doors opening into the spacious, high-specification and open-plan kitchen / diner, conservatory, utility room, and cloakroom, to the ground floor. There are four bedrooms, three of which benefit from fitted wardrobes, with the principal bedroom also benefitting from en-suite shower room. The smart family bathroom completes the internal living arrangements.

Externally there is a private, enclosed rear garden, laid predominantly to lawn, with further patio seating area, and pretty raised beds and borders. To the front is a single integral garage, and driveway parking for two vehicles.

#### **Situation**

The highly sought after development of Cepen Park North offers excellent motor commuting to the major centres of Bath, Bristol, Swindon and London via the A4, A420 and the M4. Two of the town's highly reputable senior schools are within easy access together with a Morrisons supermarket. A more comprehensive range of amenities are to be found in the nearby town centre including mainline railway (London-Paddington), college and sports facilities.

#### **Property Information**

Council Tax Band; E

Freehold

Mains Gas, Electricity, Water & Drainage

Gas Central Heating

EPC Rating; D



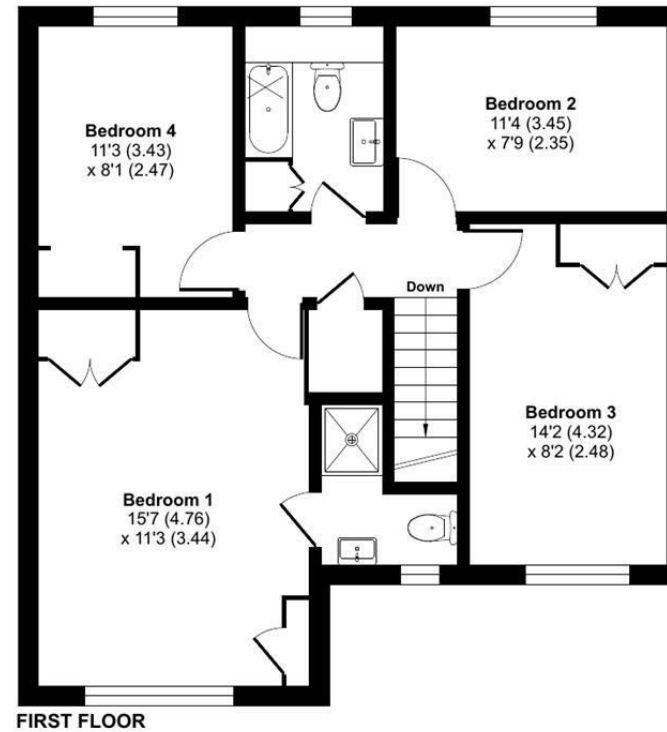
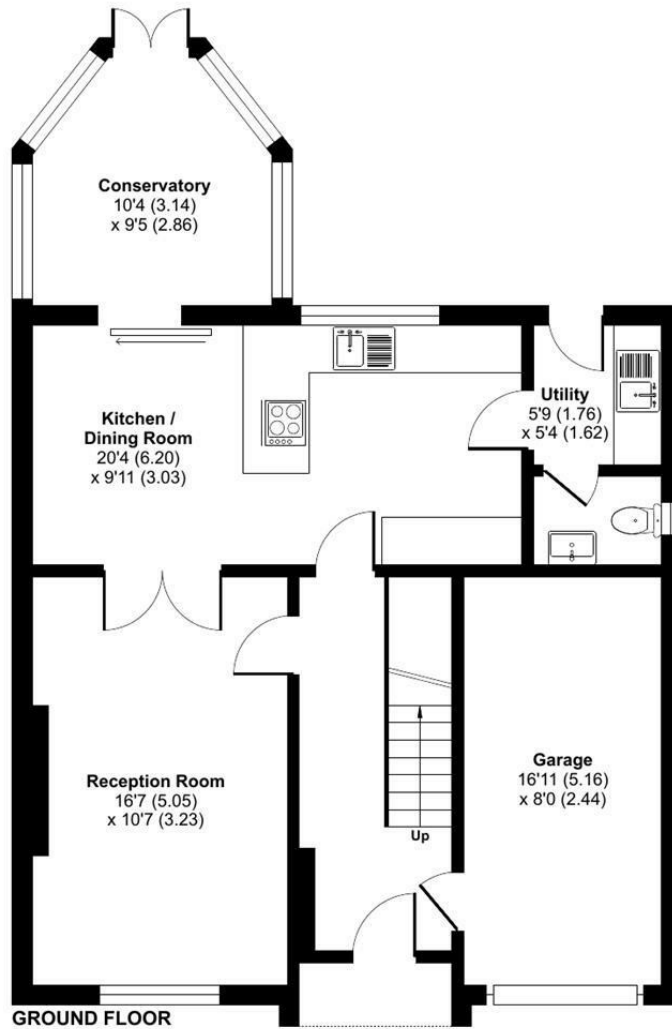
## Fallow Field Close, Chippenham, SN14

Approximate Area = 1291 sq ft / 119.9 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1430 sq ft / 132.8 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: 1299960

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