





📍 15 Parkfields, Chippenham, SN15 1NX

🏠 £325,000

An extended and significantly improved two bedroom semi-detached Victorian house, offering beautifully presented accommodation and private rear garden, superbly positioned within walking distance of Chippenham railway station and John Coles Park.

- Victorian Semi-Detached House
- Extended & Significantly Improved
- Beautifully Presented
- Two Double Bedrooms
- Superb Kitchen / Diner
- Two Reception Rooms
- Newly Appointed Bathroom with Separate Shower
- Private, Rear Garden
- Central Location, Close to Railway Station
- Next to John Coles Park

🏡 Freehold

🏠 EPC Rating C





A wonderful two bedroom Victorian semi-detached house, superbly positioned next to John Coles Park and short walk from Chippenham railway station. The property has been extended and sympathetically improved by the current owners, to create a stylish, contemporary home, with a warming blend of character.

The accommodation is arranged over two levels, and briefly comprises; entrance porch, entrance hall, sitting room, dining room / office, stunning kitchen / diner with superb vaulted ceiling and French doors out to the rear garden, two double bedrooms, the principal bedroom benefitting from fitted wardrobes, and finally, the newly appointed family bathroom with separate shower.

Externally the property offers a private, enclosed rear garden, laid predominantly to lawn, with a lovely patio seating area. On-street parking is readily available along Parkfields.

#### **Situation**

The property is located centrally to Chippenham, within a very short walk of the town centre and all amenities which include a public library, leisure centre, Chippenham golf course, John Coles' Park and the pleasant Monkton Park with a further nine hole golf course, riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station which is only a short walk away - (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 state and private schooling; Chippenham itself offers excellent secondary schools and primary schools, together with further education at Wiltshire College.

#### **Property Information**

Council Tax Band; C

Freehold

Mains Gas, Electricity, Water, & Drainage.

Gas Central Heating

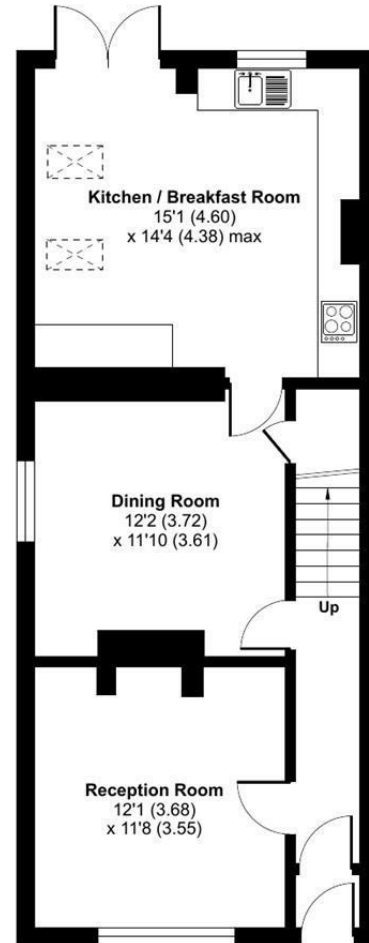
EPC Rating; C



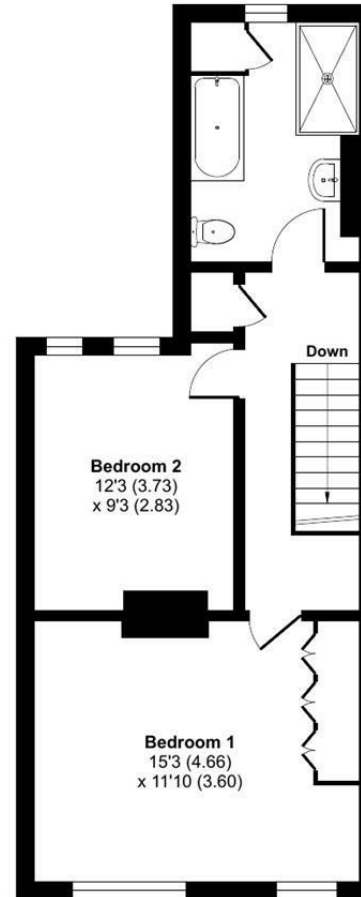
## Parkfields, Chippenham, SN15

Approximate Area = 1093 sq ft / 101.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1300290

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