



📍 56 Barley Leaze, Chippenham, Wiltshire, SN14 6GW

🏠 Price Guide £350,000

Situated on the popular "Fenway Park" residential development located on the Western side of Chippenham is this well presented, four bedroom semi-detached townhouse with garage and parking. The property is ideally situated within a short walk of Sheldon & Hardenhuish Secondary Schools.

- Very Well Presented
- Modern Townhouse
- Three Floors
- Semi-Detached
- Garage & Parking
- En-Suite & Family Bathroom
- Enclosed Rear Garden
- Close to Secondary Schools
- Great Access to the M4-Junction 17
- A short Drive to the Town Centre & Mainline Train Station

🏠 Freehold

🏠 EPC Rating C



Situated on the popular "Fenway Park" residential development located on the Western side of Chippenham is this well presented, four bedroom semi-detached townhouse with garage and parking. The property is ideally situated within a short walk of highly regarded Sheldon & Hardenhuish Secondary Schools.

The property's accommodation over three floors comprises; entrance hall, cloakroom, a fantastic sized open plan kitchen/dining/family room with French doors leading out to the rear garden.

To the first floor, the principal bedroom with modern en-suite shower room can be found plus a lovely sitting room with "Juliet" balcony.

The second floor boasts three further bedrooms and a family bathroom with bedrooms two and three benefitting from having fitted wardrobes.

Externally, there is an enclosed rear garden and a single garage with parking. The property further benefits from UPVC double glazing, gas central heating and provides excellent access to all major road links including the m4-Junction 17. The town centre and mainline train station are within a short drive.

Situation

Situated on the Western side of the town well placed for local amenities including shops, a pharmacy, a Doctor's surgery, primary schooling and two of the town's reputable senior schools which are close by. A more comprehensive range of amenities can be found in Chippenham town centre to include mainline railway station (London-Paddington), a public library and a sports centre. The M4 motorway at Junction 17 offers excellent motor commuting to the major centres of Bath, Bristol, Swindon and London.

Property Information

Tenure: Freehold

Council Tax Band: E

Electric Gas Central Heating

Mains Services Connected

EPC Rating: C

Service Charge: Service £107.77 Twice Per Annum



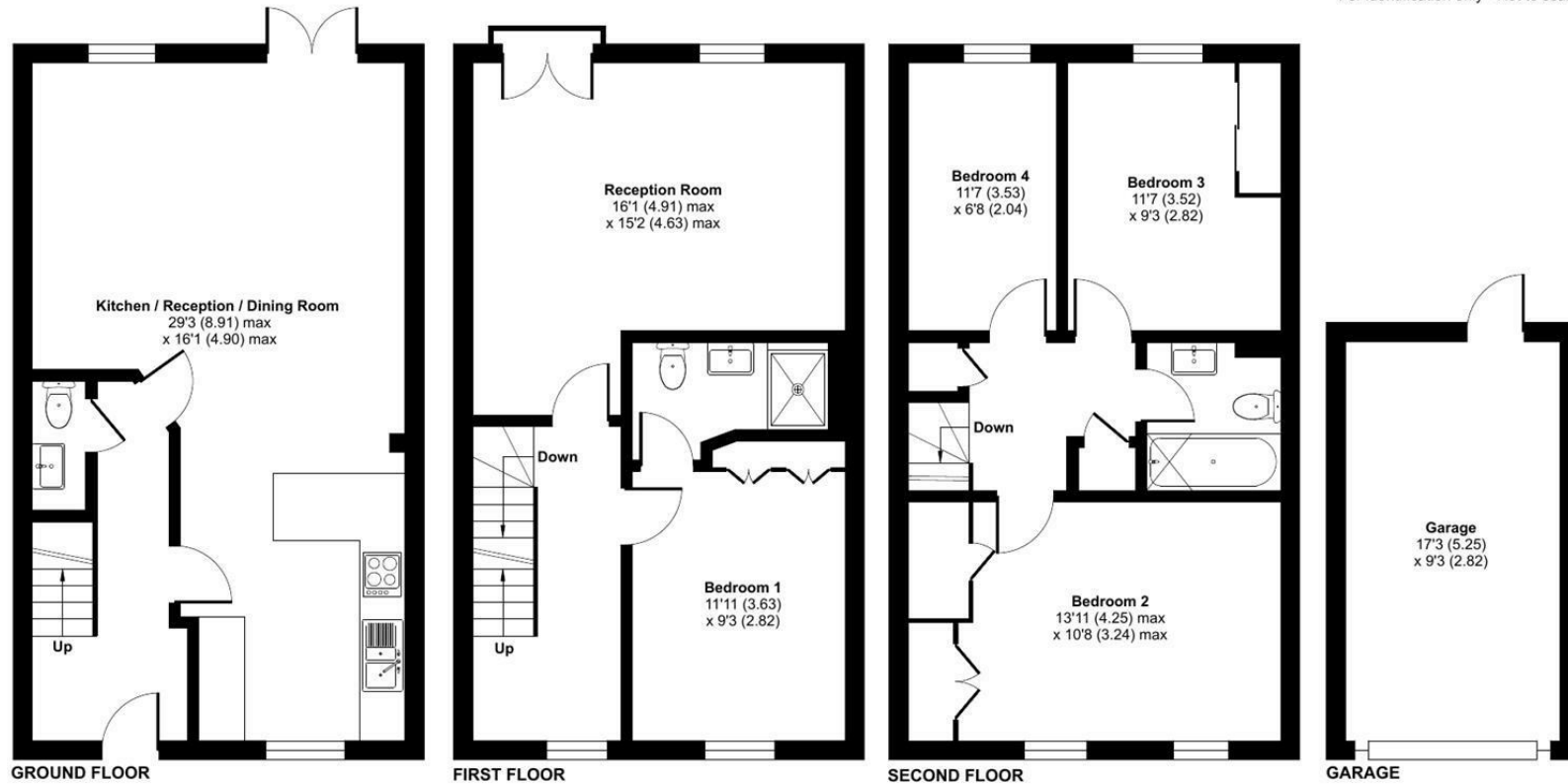
Barley Leaze, Chippenham, SN14

Approximate Area = 1410 sq ft / 130.9 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 1569 sq ft / 145.6 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: 1344883

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