





📍 11 Hungerford Road, Chippenham, Wiltshire, SN15 1QW

💷 £595,000

A fantastic five bedroom detached family home, superbly positioned within a highly sought after cul-de-sac neighbouring John Coles Park, and benefitting from recently upgraded and well-presented accommodation, a substantial real garden, single garage and driveway parking. Planning Permission Granted!

- Bay-Fronted Detached Family Home
- Recently Upgraded, Well-Presented Throughout
- Five Bedrooms
- Stylish, Contemporary Kitchen
- Large Lounge / Diner + Conservatory
- Modern Cloakroom & Family Bathroom
- Exceptional, Large Garden
- Single Garage & Driveway Parking
- Scope for Further Extension, Planning Permission Granted
- Quiet Cul-De-Sac, Next to John Coles Park

🏡 Freehold

🏠 EPC Rating C





Wonderfully located in a quiet and popular cul-de-sac next to John Coles Park, is this bay-fronted five bedroom detached family home, offering extended, much-improved and well-presented accommodation. Planning Permission Granted.

The internal accommodation is arranged over two levels, and briefly comprises; storm porch, entrance hall, large open-plan sitting room / diner, recently upgraded contemporary kitchen, newly appointed cloakroom, conservatory, five bedrooms, one of which benefits from en-suite cloakroom, and finally, the modern family bathroom.

Externally, the property benefits from the most exceptional rear garden, that is large in size, laid predominantly to lawn, with a lovely patio seating area. The size of the garden offers prospective buyers a large amount of scope / potential for further extensions to the property. Planning Permission has been granted and is currently active for the 'replacement of rear conservatory with single storey rear extension, partial conversion & extension of existing single storey integral garage, together with internal layout alteration, replacement fenestration and general landscaping to rear garden area'. To the front is the single garage, and driveway parking for multiple vehicles.

#### **Situation**

The property is located right next to John Coles Park, and just a short walk away 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. 65 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**

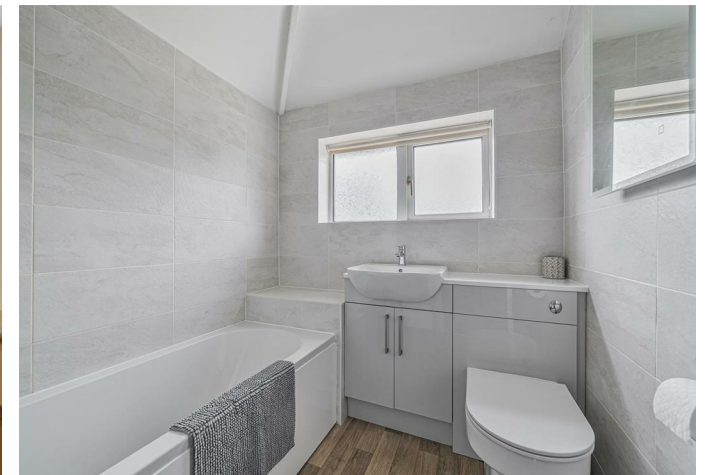
Council Tax Band; E

Freehold

Mains Gas, Electricity, Water & Drainage

Gas Central Heating

EPC Rating; C



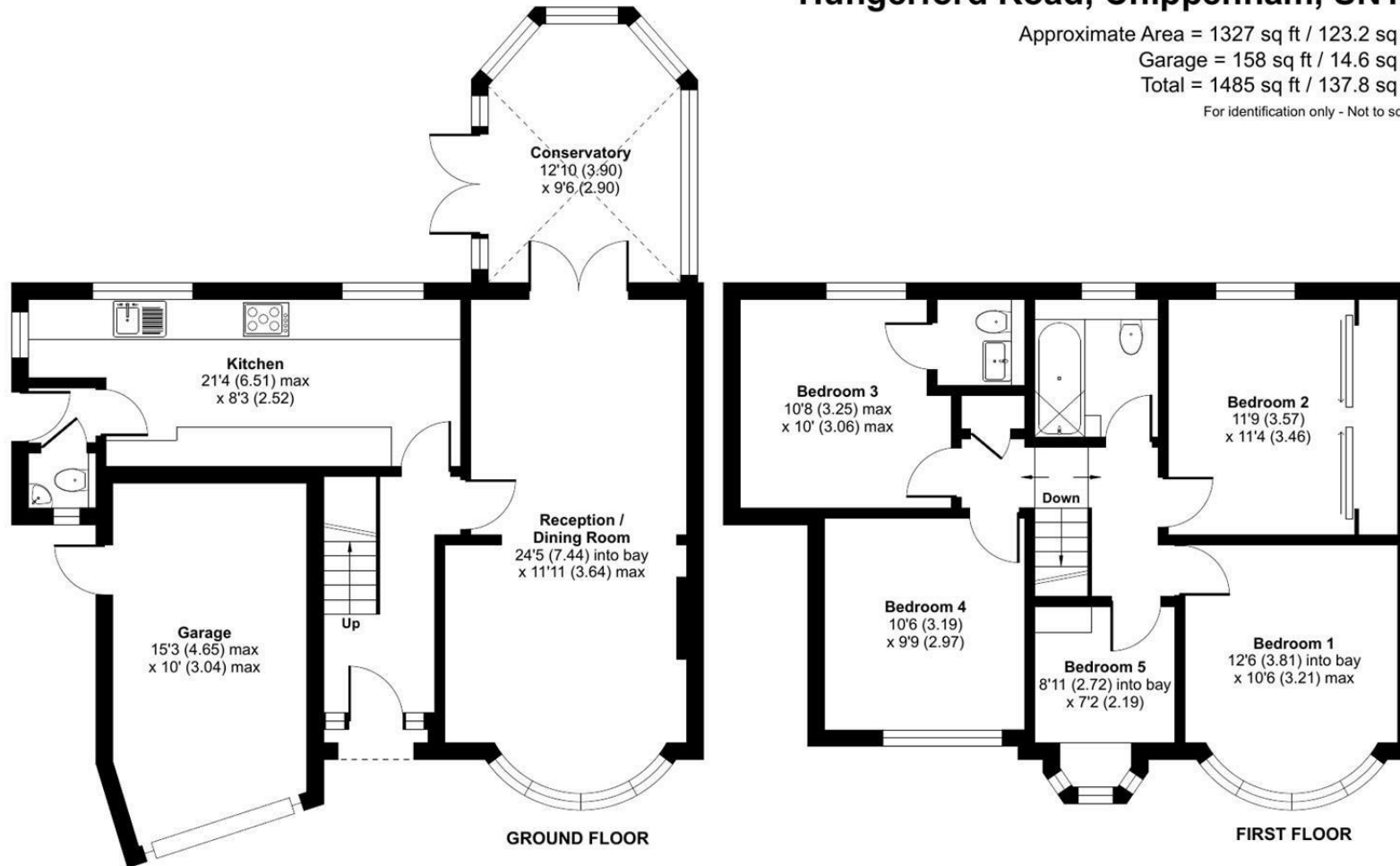
## Hungerford Road, Chippenham, SN15

Approximate Area = 1327 sq ft / 123.2 sq m

Garage = 158 sq ft / 14.6 sq m

Total = 1485 sq ft / 137.8 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: 1327536

**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.