



📍 22 Scott Grove, Chippenham, Wiltshire, SN15 1UQ

🔗 Offers In Excess Of £325,000

A truly wonderful three-bedroom semi-detached home, offering off-street parking and a beautifully landscaped rear garden, located on the highly sought-after Birds Marsh View residential development.

- Beautifully Presented
- Popular Location
- Quiet Position
- Three Bedrooms
- Bathroom & En-suite
- Semi-Detached
- Landscaped Rear Garden
- Off Street Parking for Two Vehicles
- Easy Reach of Town Centre & Mainline Train Station
- Fast Access to the M4-Junction 17

🏠 Freehold

🏠 EPC Rating B



Occupying an enviably quiet position, this beautifully appointed three-bedroom semi-detached house offers exceptionally well-presented accommodation throughout. The ground floor comprises a welcoming entrance hall, sitting room, a contemporary W/C, and a lovely open-plan kitchen and dining area, complete with French doors that open onto the landscaped rear garden-creating an ideal space for both everyday living and entertaining.

To the first floor, the home features two generous double bedrooms and a well-proportioned single bedroom, all served by a modern family bathroom with a shower-over-bath. The principal bedroom further benefits from an en-suite shower room.

Externally, the property enjoys two allocated off-street parking spaces to the front, while the rear of the home reveals an attractively designed and fully enclosed landscaped garden-perfect for relaxing or hosting guests.

Situated within easy reach of the town centre's array of amenities and the mainline train station, the property also offers swift access to the M4 (Junction 17).

#### **Situation**

The property is located on the newly established and highly regarded Birds Marsh development, and is within access of the town centre 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 wide range of private schooling and Chippenham also offers secondary schools and primary schools, together with further education at Wiltshire College.

#### **Property Information**

Council Tax Band; D

Freehold

Mains Services

Gas Central Heating

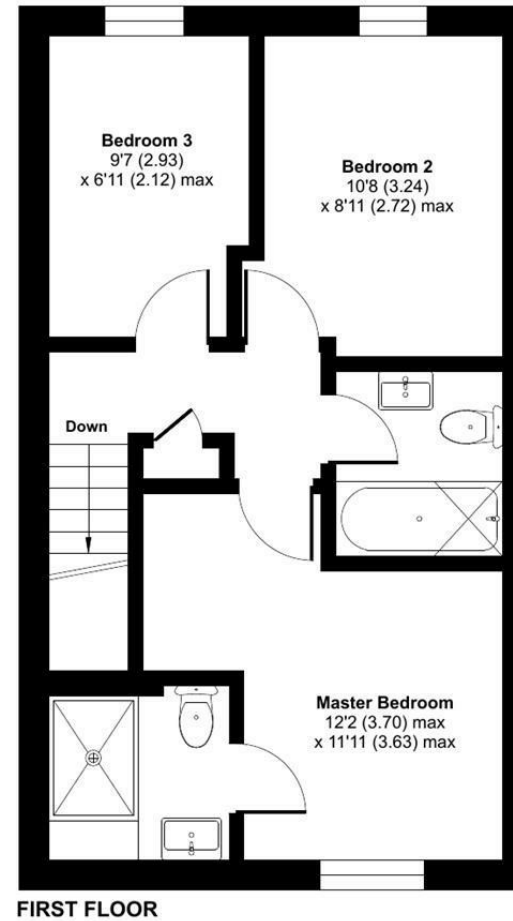
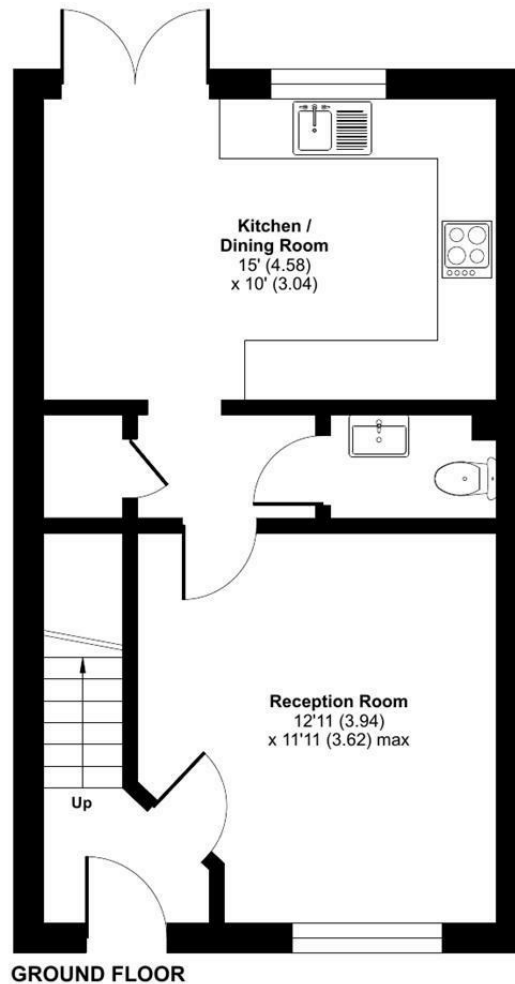
EPC Rating; B



## Scott Grove, Chippenham, SN15

Approximate Area = 820 sq ft / 76.1 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: 1381012

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