



📍 Plot 55, The Wimborne Special Rowden Brook, Chippenham, Wiltshire, SN15 2FD

🏠 £620,000

**ONLY TWO PROPERTIES REMAINING at ROWDEN BROOK!**

**Last Chance to buy!**

The Wimborne Special is a delightful home offering a modern open-plan kitchen/dining/family area and utility, together with a study and separate

- **ONLY TWO PROPERTIES REMAINING at ROWDEN BROOK!**
- **Last Chance to Buy!**
- Open Plan Kitchen/Dining Area
- Separate Utility room
- Study
- 4 Bed Detached House
- Double Garage & Parking
- Access to Motorway and Train Station
- Popular Schooling Nearby
- Lacock Nearby

🏡 Freehold

🏠 EPC Rating B



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The Wimborne Special is a delightful home offering a modern open-plan kitchen/dining/family area and utility, together with a study and separate living room.

On the first floor you'll find an en-suite to the main bedroom, a second en-suite bedroom, two further bedrooms and a family bathroom.

This property also benefits from a Double Garage.

There is No Door to the Store Room.

#### Situation

Rowden Brook is the first phase of Rowden Park Garden Village, the creation of a new community in the Arts and Craft style with space, well-being and community its guiding principles.

Surrounded by beautiful views of open countryside, and just a short walk from the thriving market town of Chippenham with its excellent transport connections, this Garden Village enjoys the very best of town and country living.

#### Accommodation

GROUND FLOOR

Kitchen/Dining/

Family Area 10022mm x 3575mm 32' 9" x 11' 7"

Living Room 3585mm x 4460mm 11' 8" x 14' 6"

Study 3509mm x 2110mm 11' 5" x 6' 9"

FIRST FLOOR

Bedroom 1 3605mm x 4405mm 11' 8" x 14' 5"

Bedroom 2 3005mm x 4515mm 9' 9" x 14' 8"

Bedroom 3 3984mm x 3380mm 13' 0" x 11' 1"

Bedroom 4 3520mm x 3270mm 11' 6" x 10' 7"

The room sizes shown are taken from the dimension arrows on the floor plans, and a tolerance of +/- 50mm is allowed. Sloping ceilings, where applicable, are indicative. External finishes, layouts, window positions and styles may vary, please check with the Sales Advisor.

These floor plans are a guide only and may be subject to change. Total area is approximate only. Computer generated image indicative only.

---- Indicates sloping ceiling

#### Agents Note

NB - Computer generated images (CGI), photographs, internal and external room layouts, house layouts and site plans are produced in good faith and are intended to give potential customers a flavour of each particular house type. They do not necessarily represent specific plots or developments and actual external finishes. Plot sizes and landscaping will vary. For details of specific plots, please refer to the sales consultant.



ROWDEN BROOK | CHIPPENHAM

# WIMBORNE SPECIAL

4 BEDROOM HOME  
PLOTS 54, 55, 56, 57

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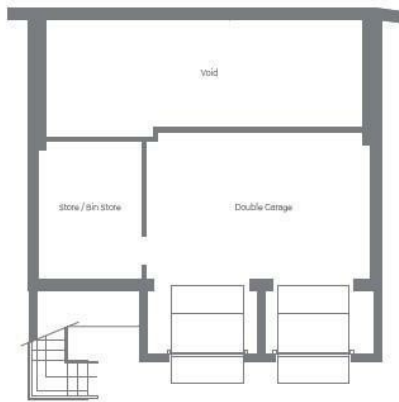
## GROUND FLOOR

|                                |                  |                 |
|--------------------------------|------------------|-----------------|
| Kitchen/Dining/<br>Family Area | 10022mm x 3575mm | 32' 9" x 11' 7" |
| Living Room                    | 3585mm x 4460mm  | 11' 8" x 14' 6" |
| Study                          | 3509mm x 2110mm  | 11' 5" x 6' 9"  |

## FIRST FLOOR

|           |                 |                 |
|-----------|-----------------|-----------------|
| Bedroom 1 | 3605mm x 4405mm | 11' 8" x 14' 5" |
| Bedroom 2 | 3005mm x 4515mm | 9' 9" x 14' 8"  |
| Bedroom 3 | 3984mm x 3380mm | 13' 0" x 11' 1" |
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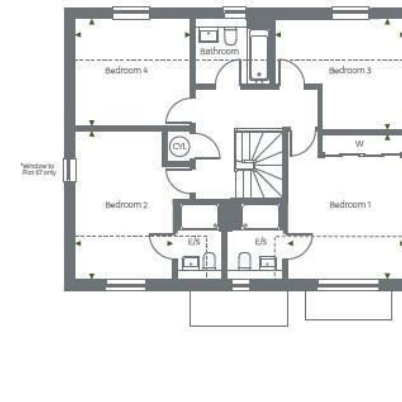
TOTAL AREA: 1719 SQ FT | 159.7 SQ M



Lower Ground Floor



Ground Floor



First Floor

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