



**Station Road, Christian Malford**  
**Asking Price £375,000**



Ask Butfield Breach about our HOME SHOW Incentives! Placed in the Heart of the village of Christian Malford is this period semi-detached home that has the advantage of a large 29ft 3" x 14ft (8.9m x 4.26m) garage/workshop with utility and water closet. This stone-built home is believed to date back to 1849. There are three bedrooms and a four-piece bathroom. There is a living room with fireplace, dining room, fitted kitchen plus a conservatory. The exterior offers an enclosed patio plus an enclosed rear garden. A gated side drive can accommodate multiple vehicles plus there is parking for further vehicles on the front driveway. The home has Stone-mullioned double-glazed windows and oil-fired central heating.

The garage workshop offers work-from-home/business opportunities, annex and rental possibilities (subject to permissions), and is perfect for hobbies. The home is offered with Vacant Possession and No Onward Chain!



## **CHRISTIAN MALFORD & LOCATION**

Christian Malford is placed to the east of Chippenham and offers what most people would hope for in a village. There is a Cricket Club, Primary School, 12th Century Church, Post Office/Village Shop, Pub, and a Village Hall. Access to the M4 is a short drive away giving routes east toward Swindon, Reading, London, and west to Bristol, Bath and Wales. The home is also within the catchment area for both Sheldon and Hardenhuish Secondary Schools. Chippenham is close by with a railway station offering connections to London and Bristol.

## **THE HOME**

An outline of the home in a little more detail as follows;

### **ENTRANCE PORCH**

**4'9 x 4'6 (1.45m x 1.37m)**

Front access door and a door opens to the hallway room.

### **HALLWAY**

**13'10 x 6'2 including staircase (4.22m x 1.88m including staircase)**

Stairs rise to the first floor. Under stairs store cupboard. A door leads into the living room and there is access to the inner lobby.

### **LIVING ROOM**

**13' x 12'3 (3.96m x 3.73m)**

Stone-mullioned windows look out over the front. There is the focal point of a stone fire surround with a timber mantle. There is room for a number of sofas plus further items of living room furniture. Recess for display.

### **INNER LOBBY**

**8' x 8'8 l shaped (2.44m x 2.64m l shaped)**

Doors to the bathroom and the dining room.

### **FOUR PIECE BATHROOM**

**8'1 x 7'2 (2.46m x 2.18m)**

The suite features a corner bath and a corner shower cubicle. There is a water closet and wash basin. Towel rail radiator and a window with privacy glass. Tile finishes.

## **DINING ROOM**

**11'10 x 12'6 (3.61m x 3.81m)**

A window looks out to the side and there is access to the kitchen. There is room for a dining table, chairs, and sofa if required.

## **FITTED KITCHEN**

**12'6 x 8' (3.81m x 2.44m)**

Access to the conservatory/utility and there is a window to the side. There is a selection of wall and floor cabinets with work surfaces. There is room for a cooker, fridge and further machinery. Inset stainless steel sink and drainer.

## **CONSERVATORY/UTILITY**

**12'10 x 7'6 (3.91m x 2.29m)**

Central heating boiler and space for a dryer. Windows look out over the enclosed patio garden and sliding doors open out onto it. A good multifunctional space that offers good privacy.

## **FIRST FLOOR LANDING**

Doors open to the bedrooms and there is access to the loft. The loft has a high eaves and a skylight window.

## **BEDROOM ONE**

**13'3 x 12'4 (4.04m x 3.76m)**

Stone-mullioned windows look out over the front. The bedroom space for a large double bed and further furniture to support.

## **BEDROOM TWO**

**14'3 x 8'3 (4.34m x 2.51m)**

A window looks out over countryside to the rear. There is room for a large double bed and extra furniture.

## **BEDROOM THREE**

**8' x 6'7 (2.44m x 2.01m)**

A stone mullioned window looks out to the front. A generous single bedroom.

## **EXTERIOR**

### **FRONT PARKING & GARDEN**

Enclosed by wall and hedging is a graveled area that

can accommodate three vehicles. From here there is access to the gated side drive and to the front access door.

### **GATED SIDE DRIVE**

Running down the side of the is a dive that leads down to the garage/workshop. The drive can accommodate up to four vehicles.

### **DOUBLE GARAGE/ WORKSHOP & UTILITY**

**29'3 x 14' (8.92m x 4.27m)**

This area of the home has oodles of possibilities for future use. Currently a garage workshop but it offers work from home/business opportunities, annex and rental possibilities (subject to permissions) and perfect for games/hobbies. Arranged in sections as follows;

### **FRONT GARAGE SECTION**

**9'1 x 8'9 (2.77m x 2.67m )**

Double door access from the drive and double doors give access to the rear garage section. Sliding door to the utility cloakroom. Patio doors lead to the rear enclosed patio.

### **UTILITY CLOAKROOM**

Worktop with sink and drainer. Plumbing for a washing machine. Water closet.

### **REAR GARAGE SECTION**

A door gives access to the enclosed patio and windows look out to the rear and over the patio to the side. Power and light.

### **REAR ENCLOSED PATIO GARDEN**

Placed off the conservatory and adjacent to the garage workshop is a generous walled patio area. The area offers good privacy and is perfect for outside dining and entertaining. A gate leads to the rear garden.


### **WALLED REAR GARDEN**

This garden has a storage shed and a large patio area. There is a wall boundary.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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