



Marshfield Road
Chippenham

GOODMAN WARREN BECK

Marshfield Road, Chippenham, SN15 1JX

A substantial attractive Grade II listed three storey Georgian town house conveniently located within a short walk of the town centre and mainline rail station. The property retains numerous character features, including working shutters, fireplaces, beams, doors etc. Benefits include to ground floor receptions, kitchen with integrated hob and double oven, large utility and shower room. The first floor offers up to five bedrooms (one currently a study) and family bathroom, whilst the second floor offers two further large bedrooms and spacious walk-in storage room. Externally the very private mature walled lawned garden is to the side of the property. With no parking at present, there is also future provision for two parking spaces to the side of the property in conjunction with the proposed redevelopment of existing neighbouring redundant industrial premises, to form a 3 bedroom dwelling together with additional parking facilities for No.30. See approved planning application 19/08465/FUL.

SITUATION

The property is most conveniently situated within this sought after area of similar prestige properties close to two highly regarded senior schools. The property is within easy walking distance of the town centre with its numerous amenities, mainline rail station c.½ mile, cinema and fitness centre c.200 yards and the picturesque delightfully maintained John Coles Park with its bandstand, bowls club and tennis courts. M4 J.17 is c.4 miles north providing swift access to the major centres of Swindon, Bristol and Bath.

ACCOMMODATION COMPRISES

Original stone canopied entrance porch and door into:

RECEPTION HALL

Window to rear. Flagstone flooring. Radiator. Staircase to first floor with cupboard under.

SITTING ROOM

Dual aspect with sash window to front with working shutters and sash window to rear. Original cast iron working fireplace with tiled inset. Two radiators. Original exposed beams.

DINING ROOM

Sash window to front with working shutters. Original cast iron working fireplace and surround. Storage cupboard to side. Radiator.

UTILITY ROOM

Sash window to rear. Stainless steel double sink with single drainer and cupboard under. Worksurfaces to sides with drawer and cupboard base units. Plumbing for washing machine and dishwasher. Space for tumble dryer. Original

fireplace surround with Ideal Mexico gas fired boiler inset. Airing cupboard.

KITCHEN

Three windows to side overlooking garden. Stainless steel one and a half bowl single drainer sink unit with mixer tap and cupboard base unit under. Worksurfaces to sides with drawer and cupboard base units under. Wall mounted cupboards. Vegetable racks. Built-in gas hob with extractor hood over. Built-in eye double oven. Space for fridge. Tiled flooring. Door to garden.

SHOWER ROOM

Window to side. Tiled shower cubicle with Mira shower unit. Pedestal wash basin and WC. Radiator.

FIRST FLOOR LANDING

Original spindle staircase and banister. Sash window to rear. Radiator. Door to staircase to second floor.

BEDROOM ONE

Very spacious with two sash windows to front. Feature brick open fireplace, chimney breast and hearth. Two radiators.

BEDROOM TWO

Sash window to front. Two built-in double storage cupboards.

BEDROOM THREE

Sash window to rear. Two built-in double storage cupboards.

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Price guide £495,000

BEDROOM FOUR

Window to side. Radiator.

BEDROOM FIVE/STUDY

Sash window to rear. Airing cupboard and linen cupboard.

FAMILY BATHROOM

Window to side. Suite comprising panelled bath, pedestal wash basin and tiled shower cubicle with Jade shower. Part tiled walls.

SEPARATE WC

Window to side. WC.

SECOND FLOOR LANDING/STUDY

Window to front. Large study area with access doorway to walk-in store room. Doors to:

BEDROOM SIX

Window to side. Boarded fireplace.

BEDROOM SEVEN

Two windows to side. Access to part boarded insulated roof space.

STORE ROOM

Large storage area with further potential also housing cold water tank.

EXTERNALLY

FRONT GARDEN

Pathway to entrance with lawn, flower and shrub borders to either side. Gated access to side leading into walled side garden.

SIDE GARDEN

Delightful mature east facing walled garden affording great privacy. Laid mainly to lawn with deep shrub borders, small vegetable plot, herbs, fruit trees, pond and good sized patio with barbecue area. Small listed outhouse to one corner and summer house.

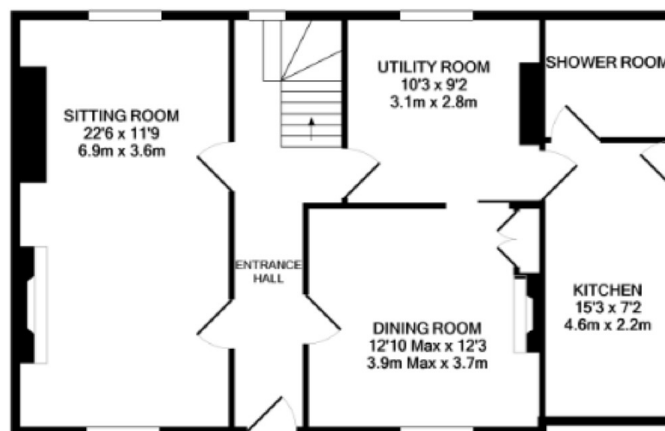
DIRECTIONS

From the town centre proceed up New Road under the railway arches and into Marshfield Road. The property will then be found past the cinema on the right before the mini roundabout. There is on street parking close by.

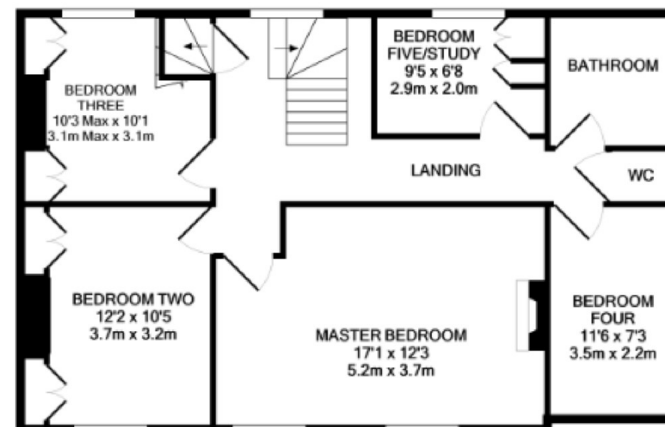
AGENTS NOTE

There is also provision in the future for two parking spaces to the side of the property in conjunction with the proposed redevelopment of existing neighbouring redundant industrial premises owned by our clients, currently under offer, to form a 3 bedroom dwelling together with additional parking facilities for No.30. See approved planning application 19/08465/FUL.

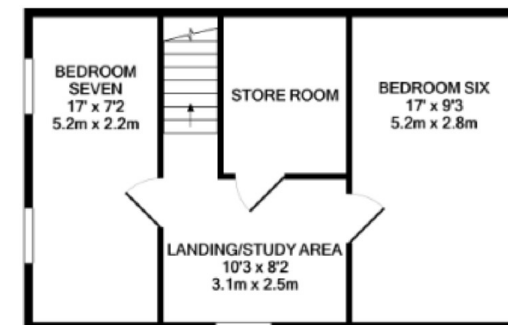
ENERGY PERFORMANCE GRAPHS



GROUND FLOOR
APPROX. FLOOR
AREA 784 SQ.FT.
(72.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 789 SQ.FT.
(73.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 453 SQ.FT.
(42.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2026 SQ.FT. (188.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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