

# Old Hardenhuish Lane, Chippenham, SN14 6HH

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Price Guide £825,000

Woodland House is an imposing extended individual detached house, considerably enhanced in recent years by the present owners to provide a tastefully presented family home. The property is located in this sought after prestigious lane on the western side of town. Benefits now include a very large main bedroom with dressing area, walk-in wardrobe and quality en-suite shower room, four further bedrooms two with en-suites and family bathroom. The ground floor offers three reception rooms, stunning kitchen with integrated appliances which leads into an attached orangery overlooking the well maintained garden with hot tub. Other attributes include a cloakroom, utility and boot room, gas CH and uPVC double glazing. There is an integral double garage with ample gated parking to the front and useful large wooden twin stable block offering potential for a variety of uses to the side.

## Situation

Old Hardenhuish Lane is a prestigious sought after location on the west side of Chippenham close to two of the town's highly regarded senior schools and within swift and easy access to M4 J.17. The property is situated within walking distance of supermarkets, superstores and the town centre with mainline rail station which provides links to London Paddington and the nearby major centres of Bristol, Swindon and the Georgian city of Bath. Many sports facilities are located close by along with the picturesque John Coles Park with its bandstand.

## Accommodation Comprises

Steps upto composite contemporary style entrance door with outside light.

## Spacious Reception Hall

Two leaded double glazed windows to front. Radiator. Built-in bookcase and attractive contemporary wood and glazed panelled staircase to first floor with cupboard under.

## Cloakroom

Obscure double glazed window to side. Refitted with concealed cistern WC with adjoining vanity wash basin with cupboards under. Tiled splashbacks. Ladder style radiator. Tiled flooring.

## Study

Leaded double glazed window to front. Radiator. Arched recess to side with shelving and cupboards under.

## Sitting Room

Dual aspect obscure leaded double glazed window to side and sliding patio doors to rear. Feature bath stone Minster style fireplace with coal effect gas fire inset. Two radiators. Wall light points. TV aerial point.

## Dining Room

Double glazed sliding patio doors to rear. Radiator. Door to:

## Kitchen

Double glazed window to side. Refitted with ceramic single drainer sink unit with mixer tap and cupboard base unit under. Extensive rolled edge worksurfaces to either side with range of drawer and cupboard base units under. Matching upstands and tiled splashbacks. Wall mounted cupboards. Integrated hob and eye level double oven. Extractor hood, Integrated fridge, space and plumbing for dishwasher. Radiator. Recessed spotlights. Tiled flooring. Underfloor heating. Wide opening to:

## Orangery

Dual aspect triple full length windows to side and full width bi-fold doors to rear. Roof lantern with electronically operated vent. Ceiling recessed spotlights. Tiled flooring. Underfloor heating.

## Utility Room

Obscure leaded double glazed window to side. Ceramic single drainer sink unit with mixer tap and cupboard base unit under. Rolled edge worksurface to side with space and plumbing for washing machine under. Space for further appliance. Wall mounted cupboards. Radiator. Part glazed door to:

## Boot Room

Double glazed window to side. and rear. Double glazed door to garden. Part obscure glazed door to double garage.

## First Floor Landing

Leaded double glazed window to front. Radiator. Access to insulated part boarded loft space with light.

## Bedroom One

Extremely spacious L shaped main bedroom with dressing area. Three leaded double glazed windows to front. Two radiators. Deep walk-in wardrobes fitted out with hanging rails, shelving and drawer units. Access to loft. Spotlights. Door to:

## En-Suite Shower Room

Stylish with vaulted ceiling with remotely operated velux with rain sensor. Fully tiled flooring with wet room style shower, rainhead and additional hand held shower. Fitted cupboards and drawer units with oval ceramic wash basin and mixer tap inset on Corian worktop. Extensive wall tiling. Combined radiator with heated towel rail. Extractor fan. Recessed spotlights.

## Bedroom Two

Double glazed window to rear. Radiator. Built-in double and single wardrobe. Door to:

## En-Suite Bathroom

Leaded double glazed window to side. Refitted suite comprising panelled bath. Vanity wash basin with cupboards under and concealed cistern WC to side. Wall cupboards. Tiled shower cubicle with rainhead shower and additional shower attachment. Ladder style radiator/towel rail. Matching fully tiled walls and flooring. Recessed spotlights.

## Bedroom Three

Double glazed window to rear. Radiator. Mirror fronted wardrobes. Door to:

## En-Suite Shower Room

Shower cubicle. Close coupled WC. Extensive tiling. Laminate flooring. Extractor fan.

## Bedroom Four

Double glazed window to rear. Radiator. Two fitted double wardrobes.

## Bedroom Five

Leaded double glazed window to front. Radiator. Built-in wardrobe.

## Family Bathroom

Obscure double glazed window to side. Suite comprising panelled bath with mixer tap and shower attachment over. Pedestal wash basin. Close coupled WC. Extensive tiling. Tiled flooring. Linen cupboard.

## Externally

## Intergal Double Garage

Electronic remote controlled roller door to front. Power and light. Obscure glazed window to rear. Inspection pit. Worcester bosch gas fired boiler supplying radiator central heating. Radiator.

## Front Garden

Mature trees and shrubs to the borders providing good privacy. Part walled entrance with twin five bar gated access into driveway providing off road parking for several vehicles. Steps upto area to side of property with greenhouse leading to :

## Stable Block

Concrete base with large wooden stable block with two stables with two windows to front. Power and light. Outside light. Now used for storage but could be converted into outside office/hobbies room etc.

## Rear Garden

Well maintained west facing garden. Enclosed by fencing and walling. Pathway with gated access to both sides. Large paved patio with hot tub. Low retaining wall with large lawn area beyond. Trees and shrub borders to sides. Outside lighting within borders. Steps lead upto a Gazebo to the corner of the garden. Outside tap.

## Directions

From the town centre proceed up New Road through the railway arches and onto Marshfield Road. Keep in the left hand lane and proceed over the mini roundabout. This becomes Bristol Road and after 1/2 mile turn right at the twin roundabouts onto Hardenhuish Lane. Take the next left opposite Sheldon School into Old Hardenhuish Lane where the property will be found on the right hand side after a few hundred yards.

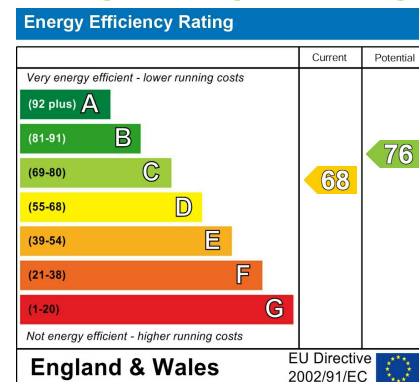
## Woodland House

Approximate Gross Internal Area = 213.2 sq m / 2295 sq ft  
 Garage = 31.4 sq m / 339 sq ft  
 Stable = 23.1 sq m / 249 sq ft  
 Total = 267.7 sq m / 2883 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID1068907)

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: F

Tenure: Freehold

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