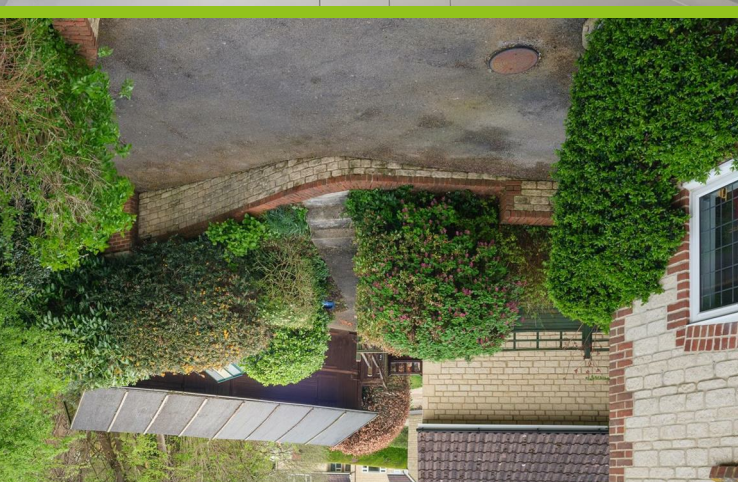
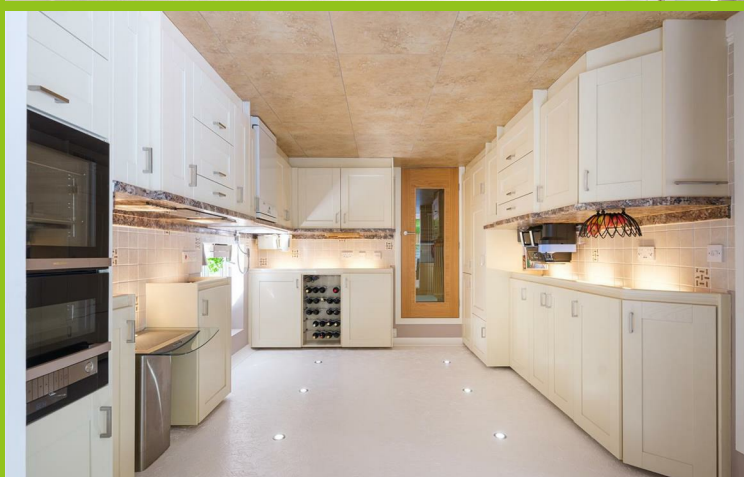




Old Hardenhuish Lane, Chippenham, SN14 6HH

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:

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.

GOODMAN WARREN BECK

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Price Guide £825,000

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 raidiator 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.

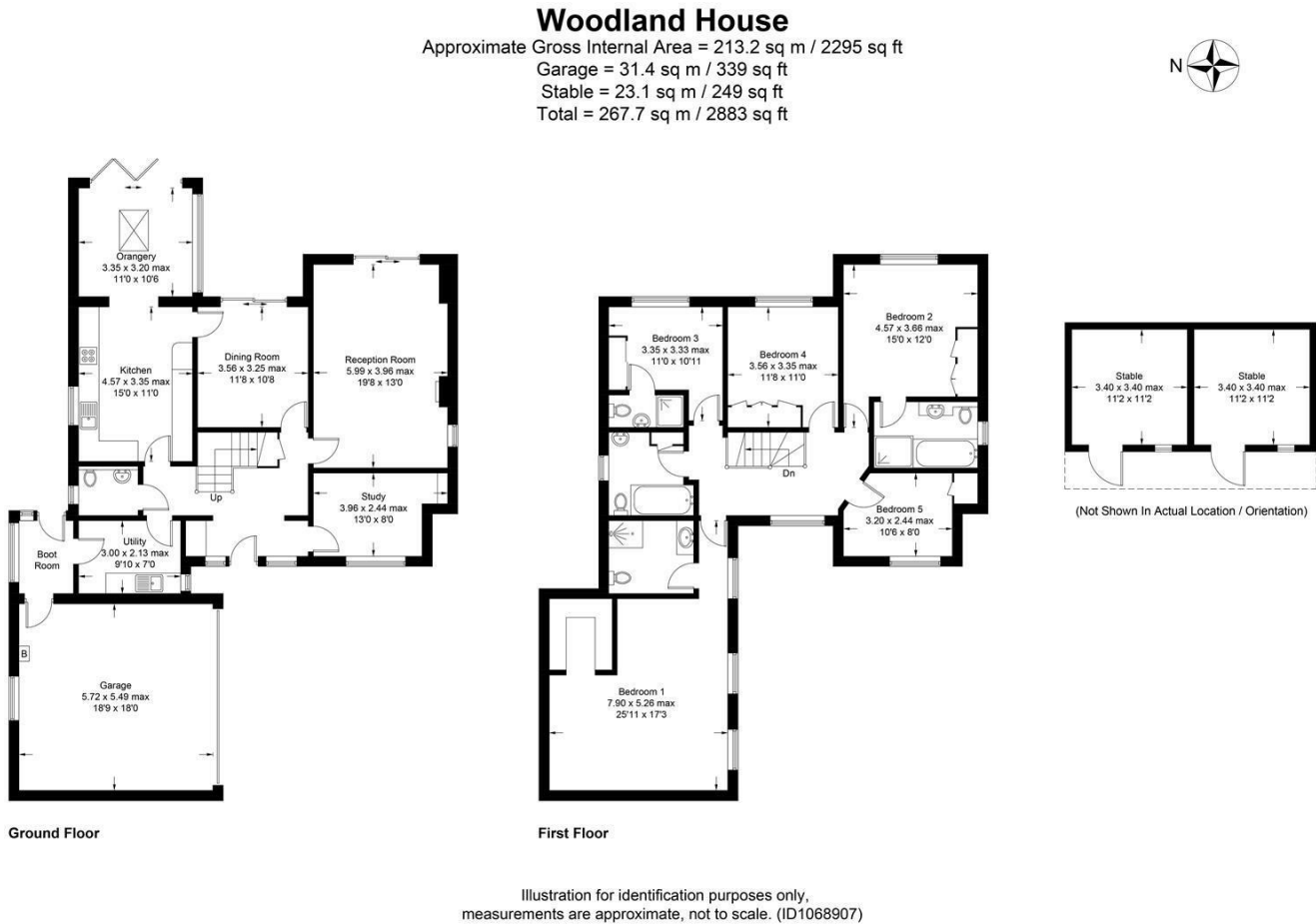
Bedroom Four
Double glazed window to rear. Radiator. Two fitted double wardrobes.

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

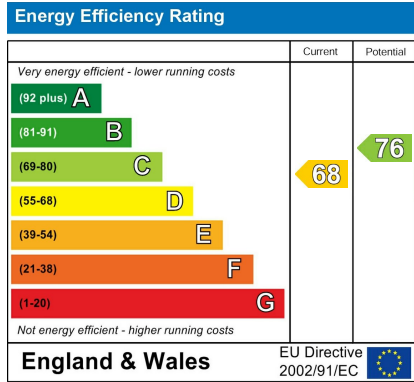
Family Bathroom
Obscure double glazed window to side. Suite comprising panelled bath with mixer tap and shower attachment over. Pedestal wash basin. Close coupled WC. Extensive tiling. Tiled flooring. Linen cupboard.

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.



ENERGY PERFORMANCE GRAPHS



Council Tax Band: F

Tenure: Freehold

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)