



# Lowden Hill, Chippenham, SN15 2DB

GOODMAN WARREN BECK

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Price Guide £650,000

A much improved individual 3/4 bedroom detached house situated on a large elevated plot with mature gardens and ideally placed within walking distance of the town centre and mainline station. Offering a large open plan family room/sitting room with bi-fold doors opening onto a large south facing terrace, quality refitted kitchen/dining room with an extensive range of fitted units and granite work surfaces, useful study/bedroom four, master bedroom with en-suite bathroom, guest bedroom with en-suite shower, third bedroom and bathroom. The delightful gardens provide various areas of interest with a large area of lawn with well stocked beds and borders, 'wooded' play area, tiered vegetable garden and a large south facing terrace. There is a scope for further extension subject to the necessary consents.

## Situation

The property is pleasantly situated on the corner of Lowden Hill and Rowden Hill, which is less than half a mile from the town centre, within walking distance of the train station and all amenities which include a public library and the pleasant Monkton Park with riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a good choice of private schooling and Chippenham also offers excellent secondary schools and primary schools, together with Wiltshire College.

## Accommodation Comprises:

Composite entrance door to:

### Entrance Hall

Tiled floor. Stairs to first floor. Radiator. Doors to:

### Family Room

Two double glazed windows to side. Radiator. Opening and steps down to:

### Sitting Room

Lovely spacious room with vaulted ceiling, three double glazed windows to side and double glazed bi-fold doors to rear. Feature fireplace with cast iron wood burning stove, wooden surround and slate hearth.

### Study/Bedroom Four

Double glazed port hole window to front. Three double glazed windows to side. Radiator. Range of fitted cupboards housing gas fired 'combination' boiler, plumbing for automatic washing machine and space for tumble dryer. Tiled floor.

### Inner Hall

Tiled floor. Under stairs cupboard. Door way to kitchen. Door to:

### Cloakroom

Fully tiled walls and floor. Chrome ladder radiator. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern.

## Bathroom

Obscure double glazed window to side. Chrome ladder radiator. Ball and claw foot bath with chrome mixer tap and shower attachment. Pedestal wash basin with chrome mixer tap. Close coupled WC. Wood panelling to half height. Extractor fan.

## Outside

### Grounds

The property enjoys a delightful mature garden with various areas of interest. A block paved driveway leads to wooden double gates which open into a large gravelled parking area. The lawned gardens extend to the side with a range of well stocked flower beds and borders. Steps lead down to an area with trees currently providing a great area with swings and a trampoline. Further round there is a tiered area of vegetable garden. To the rear is a large south facing terrace with summerhouse, with power and capability to connect to WIFI, making an ideal area for outdoor dining and entertaining.

## Directions

From the town centre, head to the Bridge Centre and take the Bath Road. Take the first turning on the right after c.200 yards into Lowden Hill and The Chase is the first driveway on the left hand side.

## Kitchen/Breakfast Room

Two double glazed windows to front. Radiator. Range of drawer and cupboard base units with granite work surfaces and matching upstands. Range cooker with extractor over. Integrated dishwasher. Inset spotlights. Integrated fridge and freezer. Double glazed window to side. Tiled floor.

## Dining/Family Room

Three double glazed windows to rear. Double glazed door to rear. Tiled floor. Two wall lights. Television point.

## First Floor Landing

Radiator. Access to loft space. Doors to:

## Master Bedroom

Two skylight windows to side. Radiator. Door to:

## Ensuite Bathroom

Chrome ladder radiator. Bath with chrome mixer tap, shower over and concertina shower screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Fully tiled walls and floor. Spotlights. Extractor fan.

## Bedroom Two

Three double glazed windows to front. Radiator. Built-in cupboard with shelving. Deep cupboard. Door to:

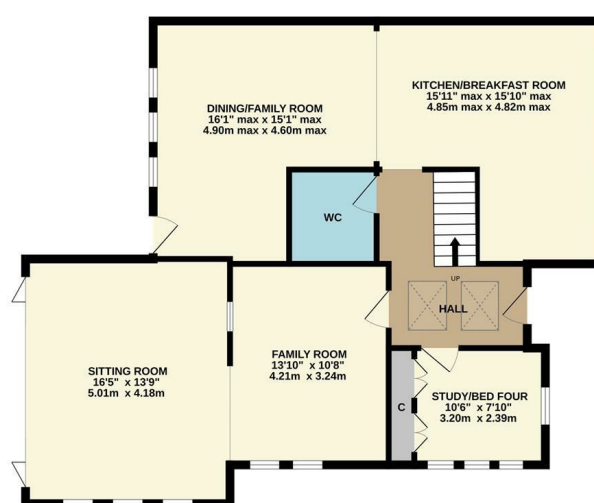
## Ensuite Shower Room

Obscure double glazed window to side. Chrome ladder radiator. Fully tiled shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Tiled floor and walls. Spotlights. Extractor fan.

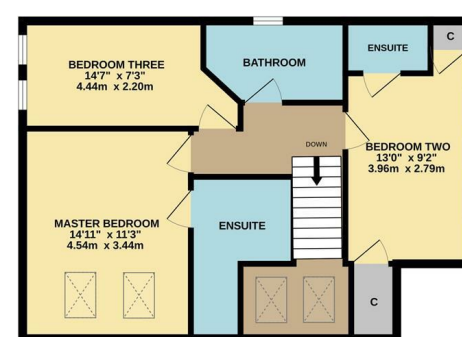
## Bedroom Three

Two double glazed windows to rear. Radiator.

GROUND FLOOR  
993 sq.ft. (92.2 sq.m.) approx.

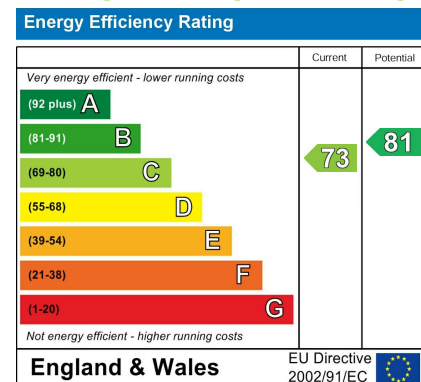


FIRST FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA: 1610 sq.ft. (149.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

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