



1 Jesmond Dene Main Road, Chippenham, SN15 4BZ

GOODMAN WARREN BECK

64 Market Place
 Chippenham, Wiltshire SN15 3HG
 Tel 01249 444449 | Fax 01249 448989
 Email info@goodmanwb.co.uk

Price Guide £725,000

NO ONWARD CHAIN! An extended semi detached bungalow situated on the outskirts of this sought after village with extensive accommodation and a large, beautifully tended rear garden with outbuildings and heated swimming pool. The accommodation offers a large sitting room, separate dining room, kitchen overlooking the garden fitted with a range of units, a large conservatory/family room opening into the garden, c.24' main bedroom with an extensive range of fitted wardrobes, two further bedrooms and a bathroom with separate shower and roof lantern. There is also a large attic room with shower room. To the front is a large block paved driveway providing ample off road parking garden and an attractive area of garden screened by a high hedge with a stream. The stunning rear garden features a large area of lawn, tandem double garage and pump house. At the bottom of the garden is a large heated swimming pool and great area for entertaining.

Situation

The property is situated approximately 1 mile outside of the popular village of Christian Malford. The village boasts a village stores, two public houses, village hall, school, sports field and church. The River Avon is close by along with the Vale of Dauntsey with attractive countryside, bridleways and rural walks. The property is situated midway between the towns of Chippenham and Wootton Bassett with their numerous amenities, within easy access of the M4, providing swift access to Swindon, Bristol and Bath and the mainline rail station at Chippenham. thriving village which has its own primary school, church, shop/post office, village hall and public house. Nearby Chippenham provides an excellent range of shopping facilities and amenities including a mainline rail service (London Paddington about 75 minutes) and modern sports/leisure centre. Excellent road communications provide easy access to the major employment centres of Bristol, Bath and Swindon via the M4 (c.4 Miles). Those with an interest in country and leisure pursuits are well catered for in the area and there is a good choice of both state and private schooling in the region.

Accommodation Comprising:

Composite entrance door with side panel to:

Entrance Porch

Multiglazed door to:

Sitting Room

Two uPVC double glazed windows to front. Two radiators. Cast Iron wood burner with granite hearth. Coving. Door to:

Dining Room

uPVC double glazed window to side. Stairs to first floor with cupboard under. Oil fired boiler for central heating and hot water. Door to inner hall and bedroom three. Door to:

Kitchen

Two uPVC double glazed windows to rear. uPVC double glazed window to side. Radiator. Range of drawer and cupboard base units and matching wall mounted cupboards. Work

surfaces with matching upstands and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in electric oven and hob with extractor over. Space and plumbing washing machine and dishwasher. Space for American style fridge/freezer. Two further appliance spaces. Wood laminate flooring. Double glazed door and side panel to:

Conservatory/Family Room

uPVC double glazed window to side and rear. uPVC double glazed French doors to side. Wood laminate flooring. Cast iron wood burning stove. Radiator.

Inner Hall

Storage cupboard. Doors to:

Master Bedroom

uPVC double glazed window to front. Radiator. Extensive range of fitted wardrobes.

Bedroom Two

Double glazed window to front. Radiator.

Shower Room/Bathroom

Roof lantern. Corner bath with mixer tap and shower attachment. Corner shower cubicle. Vanity wash basin with cupboard under and chrome mixer tap. Close coupled WC with concealed cistern. Ladder radiator. Spotlights.

Bedroom Three

Two uPVC double glazed windows to side. Radiator. Obscure uPVC double glazed door to rear. Radiator with decorative cover. Spotlights.

First Floor Landing

Obscure double glazed window to side. Access to eaves storage.

Attic Room

Skylight. Access to eaves storage.

Shower Room

Skylight. Fully tiled shower cubicle. Pedestal wash basin. Close coupled WC.

Outside

Front Garden

Blocked paved driveway providing of road parking for numerous vehicles. Beautifully maintained garden screened by mature hedging with brook.

Rear Garden

A generous garden offering a good degree of privacy. Astro turf seating area leading to lawn with a children's adventure climbing frame. Access to the Pump Room. Picket fencing and gated access to the swimming pool with further lounging/entertaining areas. Covered area to the side of the property.

Tandem Double Garage

Up and over door. Two double glazed windows and doors to side.

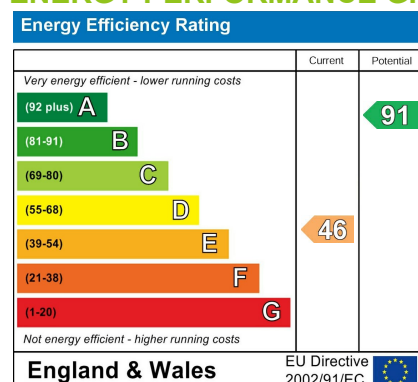
Pump Room/Workshop

Double glazed windows to side and rear. Double glazed door to side.

Directions

Take the B4069 from Chippenham towards Wootton Bassett. Pass through the outskirts of Kington Langley, then through Sutton Benger. Pass over the River Avon and enter Christian Malford. Go pass the right turn into the heart of the village and proceed along the main road for where the property will be found on the left hand side, opposite Hillview.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold



TOTAL FLOOR AREA : 2594 sq.ft. (241.0 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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