



Wychwood, Lower Seagry
Chippenham

GOODMAN WARREN BECK

Wychwood, Lower Seagry, Chippenham SN15 5EP

An individual detached bungalow ideally situated on the edge of this sought after hamlet with the added benefit of an adjoining c 0.5 acre paddock with stables. To the front and rear there are mature gardens with a driveway to the front leading to an attached garage and there is rear access to a further parking area with triple garage. The property itself offers an entrance hall, spacious c.21' sitting/dining room with French doors opening into a conservatory, kitchen/breakfast room with a range of fitted units and range cooker, bathroom, two double bedrooms, third bedroom/office with staircase leading to a large attic room with skylights.

SITUATION

The hamlet of Lower Seagry is situated on the southern edge of the Cotswolds. Lower Seagry offers a village church and is surrounded by open countryside, where you're able to enjoy rural walks near to the River Avon. The village is midway between the market towns of Malmesbury and Chippenham, with the latter having a mainline rail station (London Paddington just over an hour) and within swift access of M4 J.17 providing swift commuting to the larger centres of Swindon, Bath and Bristol.

ACCOMMODATION COMPRISING:

uPVC double glazed entrance door and side panels to:

RECEPTION HALL

Wood laminate flooring. Spotlights. Airing cupboard. Doors to:

SITTING ROOM

Double glazed window to front and side. Two radiators. Wood laminate flooring. Feature electric fireplace with stone surround and hearth. Multi-glazed French doors and side panels to:

CONSERVATORY

uPVC double glazed with French doors to rear. Radiator. Wood laminate flooring.

KITCHEN/BREAKFAST ROOM

uPVC double glazed window to rear. Radiator. Larder cupboard. Range of drawer and cupboard base units and matching wall mounted cupboards with rolled edge worksurfaces over and tiled splashbacks. Inset one and a half bowl stainless steel sink unit with chrome mixer tap. Range cooker with extractor over. Space and plumbing for dishwasher and washing machine, Space for Fridge/Freezer. Cupboard housing oil fired Combination boiler. uPVC double glazed door to Rear Porch.

BEDROOM ONE

uPVC double glazed window to front. Radiator. built-in double wardrobe. Telephone point.

BEDROOM TWO

uPVC double glazed window to front. Radiator. Two built-in cupboards.

BATHROOM

Obscure double glazed window to rear. Chrome ladder radiator. Bath with chrome mixer tap and

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Price Guide £825,000

separate shower over. Pedestal wash basin. Close coupled WC. Fully tiled walls and floor. Spotlights. Extractor.

BEDROOM/OFFICE

Double glazed window to rear. Radiator. Stairs to first floor with cupboard under. Stairs to:

ATTIC ROOM

Four skylight windows to rear. Two radiators. Wood laminate flooring. Access to eaves storage.

OUTSIDE

FRONT GARDEN

Mature garden laid to lawn with well stocked borders creating a good degree of privacy. Five bar gate opening into driveway providing off road parking leading to an attached garage

GARAGE

Drive through style garage with up and over door on the front and wooden double doors to the rear.

REAR GARDEN

Attractive well stocked garden with patio area, well stocked flower and shrubs beds and borders and garden pond. Gated rear access leads to a further driveway area with a detached triple garage.

TRIPLE GARAGE

Three up and over doors.

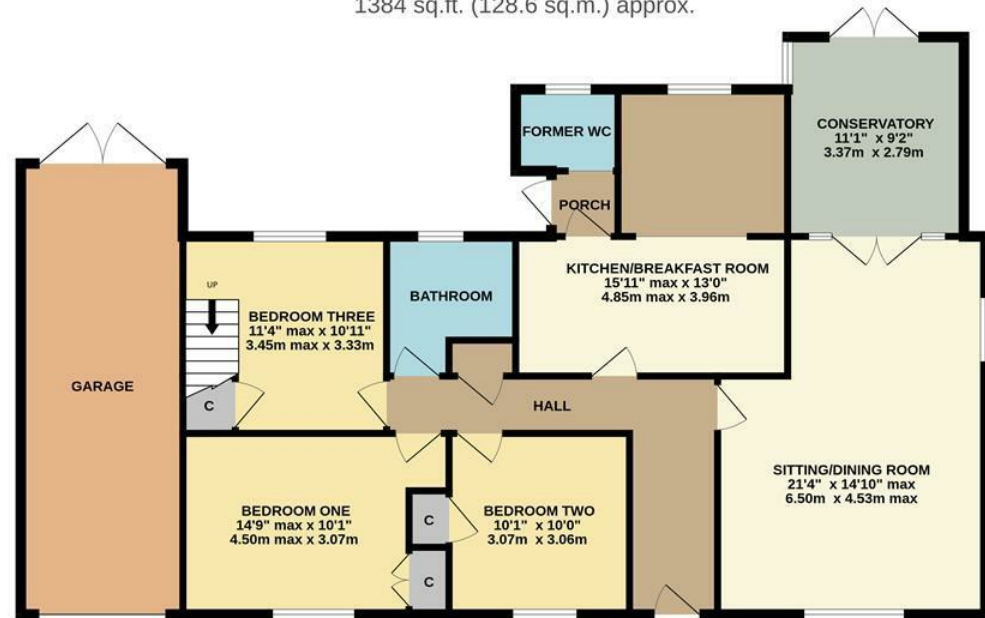
PADDOCK

c.1/2 an acre paddock enjoying a good degree of privacy with mature trees. Twin wooden stable block, grazing area and two open fronted stores.

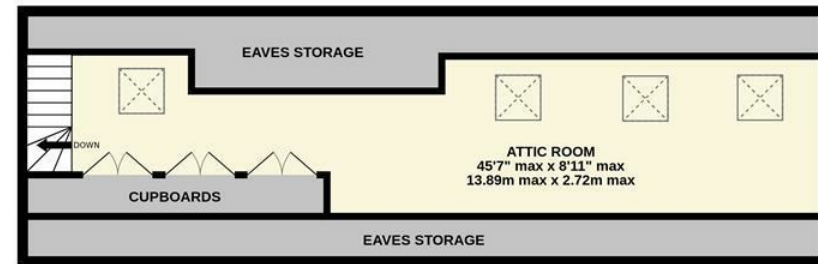
DIRECTIONS

Take the B4069 from Chippenham towards Wootton Bassett. After c.5 miles you will reach the village of Sutton Benger. Continue on this road and turn left opposite The Bell House into Seagry Road. Follow the road and turn right at the signpost to Lower Seagry/The Church. Wychwood is the first bungalow on the right, behind double five bar gates.

GROUND FLOOR
1384 sq.ft. (128.6 sq.m.) approx.



ATTIC ROOM
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 2003 sq.ft. (186.1 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Council Tax Band: E

Tenure: Freehold

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