



14 Lime Trees, Christian Malford, SN15 4BN

GOODMAN WARREN BECK

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Price Guide £1,000,000

NO ONWARD CHAIN! A much improved and beautifully presented detached house pleasantly tucked away on the edge of this sought after village with a stunning c.3/4 of an acre south facing plot overlooking countryside. Currently offering in excess of 3000 sq ft of accommodation over all there is also planning permission for an attached one bedroom annex. The ground floor offers a spacious and welcoming reception hall with guest cloak room, dual aspect sitting with wood burning stove set in an attractive stone fireplace, quality refitted kitchen/dining room and sun room both with full width bi-fold doors opening to the garden to make the most of view of the south facing garden, study and a useful side lobby with utility room. The first floor boasts a master bedroom with Juliet balcony overlooking the garden, dressing area and en-suite shower room, two more double bedrooms with en-suite showers, fourth bedroom and a family bathroom with bath and separate shower. The property is very energy efficient with double and triple glazed windows, air conditioning units, air source heat pump and solar panels. Wooden gates open into a generous frontage providing ample off road parking, standing area for a caravan/motorhome with electric hook up. The two garages are of a generous size and have electric up and over doors, one of which has an electric hook-up for an EV. The impressive, mature rear garden has an extensive patio area, lawn beyond with central pond, a wide range of mature trees and shrubs, sheds, greenhouse and an impressive triple length workshop/office building.

Situation

Christian Malford is one of the few villages with a primary school, church, village shop/post office, pub and village hall, where there are many social events and activities arranged on a regular basis. The village is just four miles N.E. of Chippenham, which has easy access to a wide range of shops, providing an excellent range of shopping facilities and amenities including mainline rail services and modern sports/leisure centre; excellent road communications provide easy access to the major employment centres of Bath, Bristol and Swindon via the M4 together with London and the West Country. 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 Comprises

Canopied Porch

With tiled roof and oak pillars. Outside light. Entrance door to:

Reception Hall

Extremely spacious with full height obscure glazed oak effect window to front and window to either side. Radiator. Stairs to first floor with cupboard under. Recessed halogen spotlights. Oak laminate flooring.

Cloakroom

Ladder radiator. Vanity wash basin with chrome mixer tap and tiled splashback. Close coupled WC. Oak laminate flooring. Extractor fan.

Living Room

Dual aspect with window to front and side. Feature open fireplace with natural stone surround and hearth and inset wood burning stove. Two radiators. Wall light point. Coving.

Study

Oak laminate flooring.

Kitchen/Dining Room

Dual aspect with window to front. Full width triple glazed bi-fold doors to rear. Fitted with extensive range of soft close drawer and cupboard base units and matching wall mounted worksurfaces with under unit lighting. Combination of Corian worksurfaces and solid wood worksurfaces with tiled splash backs. One and a half bowl twin drainer stainless steel sink unit with chrome mixer tap and separate drinking water tap. Central island incorporating breakfast bar with second circular sink with mixer tap. Built-in hob with extractor over. Built-in eye level double oven with warming drawer. Water softener. Air conditioning unit. Oak laminate flooring with underfloor heating. Door to side lobby. Door to:

Sun Room

Impressive light southerly facing room enjoying full width triple glazed bi-fold doors to rear. Two radiators. Opening to:

Family Bathroom

Two obscure double glazed windows to front. Radiator. Roll top bath with central mixer tap inset in travertine tiled surrounds. Corner shower cubicle with power shower. Vanity wash basin with cupboard under. Close coupled WC. Stone tiled floor. Extensive travertine tiled walls. Spotlights.

Externally

Grounds

A superb feature of the property is the c.3/4 of an acre plot enjoying a delightful southerly rear aspect over countryside. To the front wooden gates open onto a wide tarmac driveway offering extensive parking for numerous vehicles with standing area and electric hook up for a caravan/motorhome. The impressive rear garden has an extensive paved area which the two sets of bi-fold doors open out onto creating a wonderful area to sit out and entertain. The lawned gardens extend beyond with a pond creating a central feature. The garden is well stocked by a wide range of mature trees and shrubs creating interest through the seasons. Access to both sides, one with five bar gate. Outside tap and security lighting. Greenhouse. Outside tap. Shed with open fronted storage. Further garden shed.

Garages

Two garages both with electric remote controlled up and over doors, power and light. One garage has an electric hook-up for an EV.

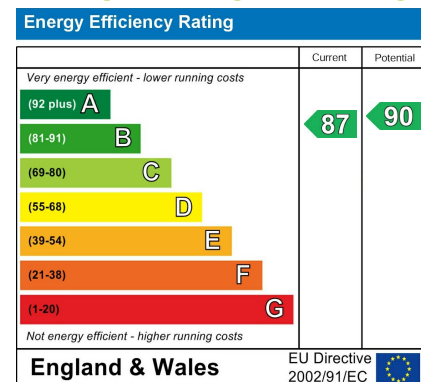
Outbuildings

Large triple length insulated workshop/office space with power and light. Door and windows to rear.

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 take the next right into Christian Malford. Proceed along Station Road, past the village shop the road continues into The Green. Bear right at the fork and proceed pass the war memorial into Church Road. Take the first left into Lime Trees. Proceed to the far end of the cul-de-sac and turn right. The property will be found directly ahead at the end of the spur.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: G

Tenure: Freehold

Study Area

Side Lobby

Double glazed door to front. Double glazed window to side. Tiled floor. Washing machine cupboard. Door to garage. Doorway to:

Utility Room

Double glazed door and window to rear. Range of drawer and cupboard base units with matching wall mounted cupboards. Work surfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit with mixer tap. Space for fridge/freezer. Further appliance space. Tiled floor.

First Floor Landing

Double glazed window to front. Access to part boarded insulated roof space with power and light. Airing cupboard housing pressurised cylinder and pumps. Storage cupboard.

Master Bedroom

Double glazed sliding patio doors with Juliet balcony to rear enjoying southerly views over countryside. Radiator. Air conditioning unit.

Dressing Area

Built-in wardrobes. Door to bedroom and to:

En-Suite Shower Room

Obscure double glazed window to side. Ladder radiator. Shower cubicle with power shower. Twin vanity wash basin with cupboards under and chrome mixer taps. Close coupled WC with concealed cistern. Tiling to principal areas. Tiled floor. Spotlights. Extractor.

Guest Bedroom

Double glazed window to rear. Radiator. Deep wardrobe with hanging rails. Door to:

En-Suite Shower Room

Obscure double glazed window to front. Radiator. Chrome ladder radiator. Corner shower cubicle with power shower. Vanity wash basin with cupboard under. Close coupled WC. Stone tiled flooring and extensive travertine tiled walls. Extractor fan. Shaver point.

Bedroom Three

Double glazed window to front. Radiator. Built-in mirror fronted wardrobes. Door to:

En-Suite Shower Room

Tiled shower cubicle with power shower. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC. Tiled floor. Travertine tiled walls. Extractor fan. Shaver point. Spotlights.

Bedroom Four

Double glazed window to rear. Radiator.

14 Lime Trees

Approximate Gross Internal Area = 287.3 sq m / 3092 sq ft
 Outbuildings & Garage = 101.7 sq m / 1095 sq ft
 Total = 389 sq m / 4187 sq ft



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