





# 6 The Hamlet, Chippenham, SN15 1BY

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Price Guide £345,000

A charming well presented Grade II listed semi detached cottage, situated in this most sought after conservation area just a short walk from the mainline station and town centre, enjoying a good size south facing corner plot garden. The accommodation offers a dual aspect sitting room with bay window, wood burning stove and flagstone floor, kitchen with a range of fitted units, rear lobby, separate dining room, downstairs bathroom with a white suite and two good size first floor bedrooms. Other benefits include double glazing and gas central heating. Externally there is a gravelled area to the front providing ample off road parking. The pleasant mature gardens are fully enclosed and enjoy a good degree of privacy with seating areas and well stocked with flowers, trees and shrubs, wildlife pond and useful storage shed.

## Situation

The Hamlet is a picturesque road in a conservation area lined on either side with period cottages which is ideally situated close to the town centre and it's amenities and the mainline rail station. The property is to the north of the town centre, giving good access to the M4 motorway at Junction 17 c.4 miles. Chippenham offers three highly regarded secondary schools and numerous primary schools, a range of supermarkets, retail parks and a leisure centre with an indoor swimming pool.

## Accommodation Comprises

Attractive arched doorway with leaded glazed door and side panels to:

## Entrance Hall

Open to. Tiled floor. Fitted cupboard. Glazed door to:

## Sitting Room

Dual aspect with double glazed bay window to side and double glazed window to front. Radiator. Open fireplace with red brick arch and hearth and inset cast iron wood burning stove. Exposed stonework and beam. Flagstone flooring. Decorative arched alcove with shelving. Door to inner hall.

## Kitchen

Fitted kitchen with a range of drawer and cupboard base units and matching wall mounted cupboards. Wood edged worksurfaces with tiled splash backs and inset one and a half bowl single drainer ceramic sink unit. Space for electric oven and hob with stainless steel cooker hood over. Space and plumbing for automatic washing machine and dishwasher. Tiled floor. Open to:

## Rear Lobby

Double glazed door with side panel opening into the rear garden. Radiator. Fitted full height cupboards. Tiled floor. Open to:

## Dining Room

Double glazed window to side. Electric panel heater. Wall lights. Wooden flooring.

## Inner Hall

Stairs to first floor. Door to:

## Bathroom

Obscure double glazed window to rear. Radiator. Panelled bath with chrome mixer tap, shower attachment, shower screen and tiling to principal areas. Pedestal wash hand basin with tiled splashback. Low level WC. Tiled floor. Fitted cupboards. Extractor fan.

## First Floor Landing/Study Area

Double glazed window to rear. Cupboard housing gas fired combination boiler. Space for desk and chair. Access to loft space. Doors to:

## Bedroom One

Dual aspect with double glazed windows to front and side. Radiator.

## Bedroom Two

Double glazed window to front. Radiator. Alcove with shelving.

## Outside

### Front Garden

Laid to gravel providing off road parking. Path to front door. Gated side access to garden.

### Rear Garden & Side Garden

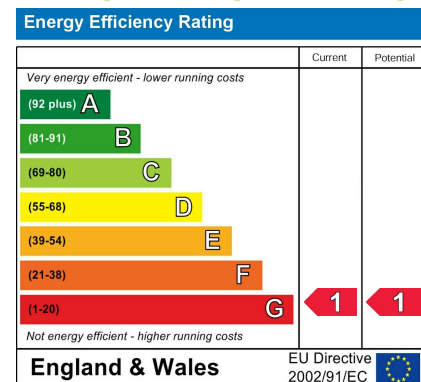
South facing rear garden enjoying a good degree of privacy with stone chipped

seating area and garden shed. Side garden fully enclosed by fencing and enjoying a good degree of privacy with lawn, mature flowers, trees and shrubs, seating area and wildlife pond. Outside tap.

## Directions

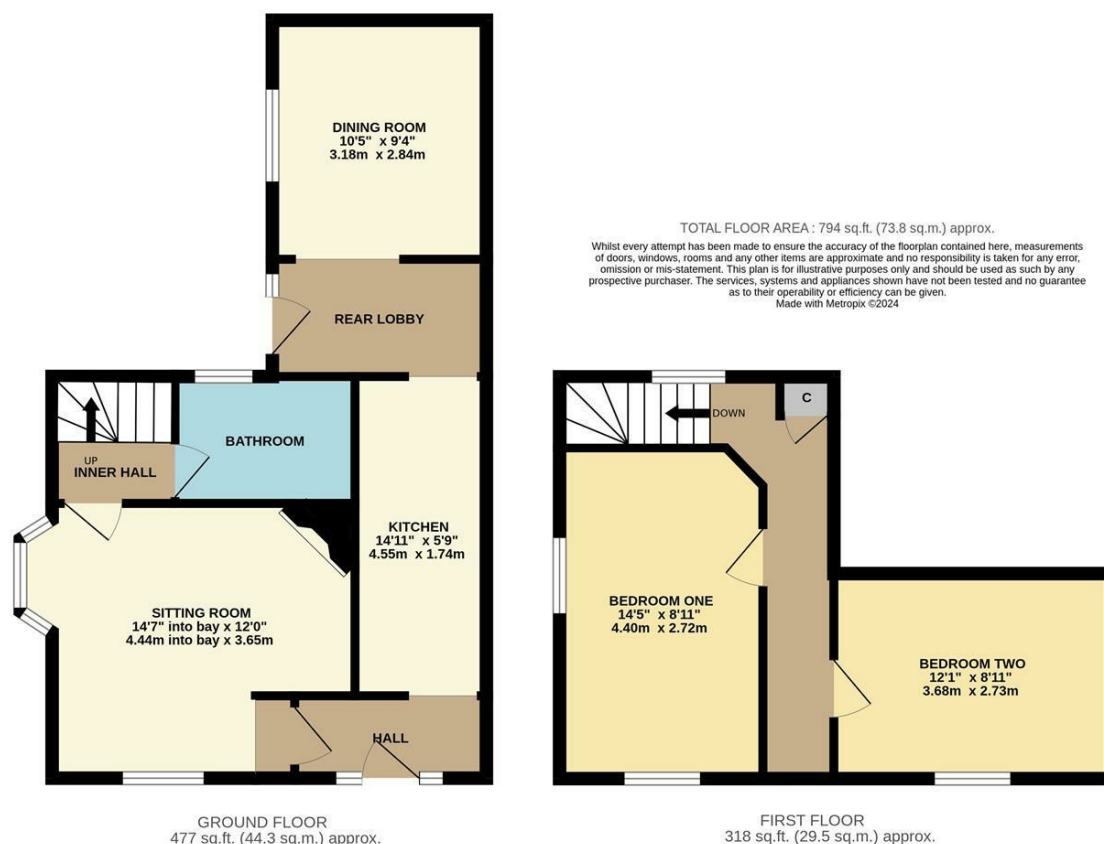
From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the right hand lane and bear right into Park Lane. Keep to the left and at the next roundabout turn left into Malmesbury Road. Take the next right into Greenway Lane, continue round the bend and take the next right into The Hamlet. The property will then be found at the far end, on the right hand side.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold



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