



2 Ailesbury Close, Chippenham, SN15 3TX

A much improved and extended four bedroom detached house ideally situated within a small quiet cul-de-sac with large frontage and private rear garden. The property currently has planning permission for large extension to the side to create an annexe or increase the living space. The real feature of the ground floor accommodation is the stunning open plan style kitchen/dining/family room measuring nearly 20ft x 20ft with high quality kitchen, skylights and two sets of French doors opening onto the garden. This is complimented by a reception hall, cloakroom and a large sitting room with bay window and fireplace with wood burning stove. The first floor offers a master bedroom with fitted wardrobes and en-suite shower, three further bedrooms and a modern well appointed bathroom with a white suite. Other benefits include uPVC double glazing, gas central heating and solar panels. To the front is an extensive block paved driveway providing a large amount parking with lawn to the side. To the rear is a well tended mature garden enjoying a great degree of privacy with large patio area, lawn and decked seating area.

Situation

The property is ideally situated in a small quiet cul-de-sac on the popular Pewsham development with its extensive range of amenities to include nursery, primary and secondary schools, doctors surgery, public house, vets, general stores, community hall and nearby Lidl supermarket. The town centre is c.½ mile and the mainline station to London Paddington c.1 mile. M4 J.17 is c.6 1/2 miles providing swift commuting links to the nearby centres of Bristol, Bath and Swindon.

Accommodation Comprising:

Canopied Porch

uPVC double glazed entrance door to:

Reception Hall

Stairs to first floor with cupboard under. Tiled floor. Contemporary style radiator. Coving. Leded uPVC double glazed window to side. Doors to:

Refitted Cloakroom

Laded uPVC double glazed window to side. Chrome ladder radiator. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Tiling to principal area. Tiled floor.

Sitting Room

Laded uPVC double glazed Bay window to front. Leded uPVC double glazed window to front. Two radiators. Feature gas fireplace with cast iron woodburning stove and Bath stone surround and hearth. Coving.

Kitchen/Dining/Family Room

Two uPVC double glazed French doors to rear. Two large motorised Skylights. Two radiators. Feature electric fireplace. Extensive range of matt white drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Worksurfaces with matching splashbacks and inset one and a half bowl

GOODMAN WARREN BECK

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£475,000

single drainer ceramic sink unit with chrome mixer tap. Built-in stainless steel 5 ring gas hob with stainless steel extractor over. Built-in stainless steel eye level double oven. Built-in tumble drier. Space and plumbing for automatic washing machine and dishwasher. Spotlights. Breakfast bar.

First Floor Landing

Access to roof space. Storage cupboard. Doors to:

Bedroom One

Laded uPVC double glazed window to rear. Radiator. Full width built-in wardrobes. Sliding door to:

Refitted Ensuite

Obscure laded uPVC double glazed window to side. Chrome ladder radiator. Corner shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Fully tiled walls.

Bedroom Two

Laded uPVC double glazed window to front. Radiator. Built-in double wardrobe.

Bedroom Three

Laded uPVC double glazed window to side and rear. Radiator. Built-in wardrobe.

Bedroom Four

Laded uPVC double glazed window to front. Radiator.

Bathroom

Laded uPVC double glazed window to side. Chrome ladder radiator. 'P' shaped bath with chrome mixer taps, monsoon rain shower and handheld shower over with screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Fully tiled walls.

Outside

Front Garden

Extensive block paved driveway providing a large amount of parking. Lawn area to the side with well stocked flower and shrub borders.

Detached Garage

Up and over door. Power and light. Personal door to side.

Rear Garden

Mature, well tended rear garden bounded by mature hedging affording a great degree of privacy. Full width patio area with lawn beyond. Decked seating area. Garden shed and summerhouse. Side storage area. Outside tap. Electric sockets.

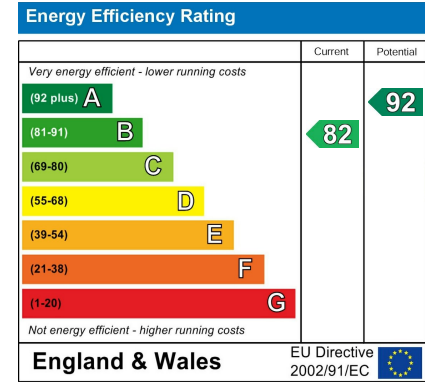
Directions

Agents Note:

There is an improvement indicator showing against the council tax band for this property.

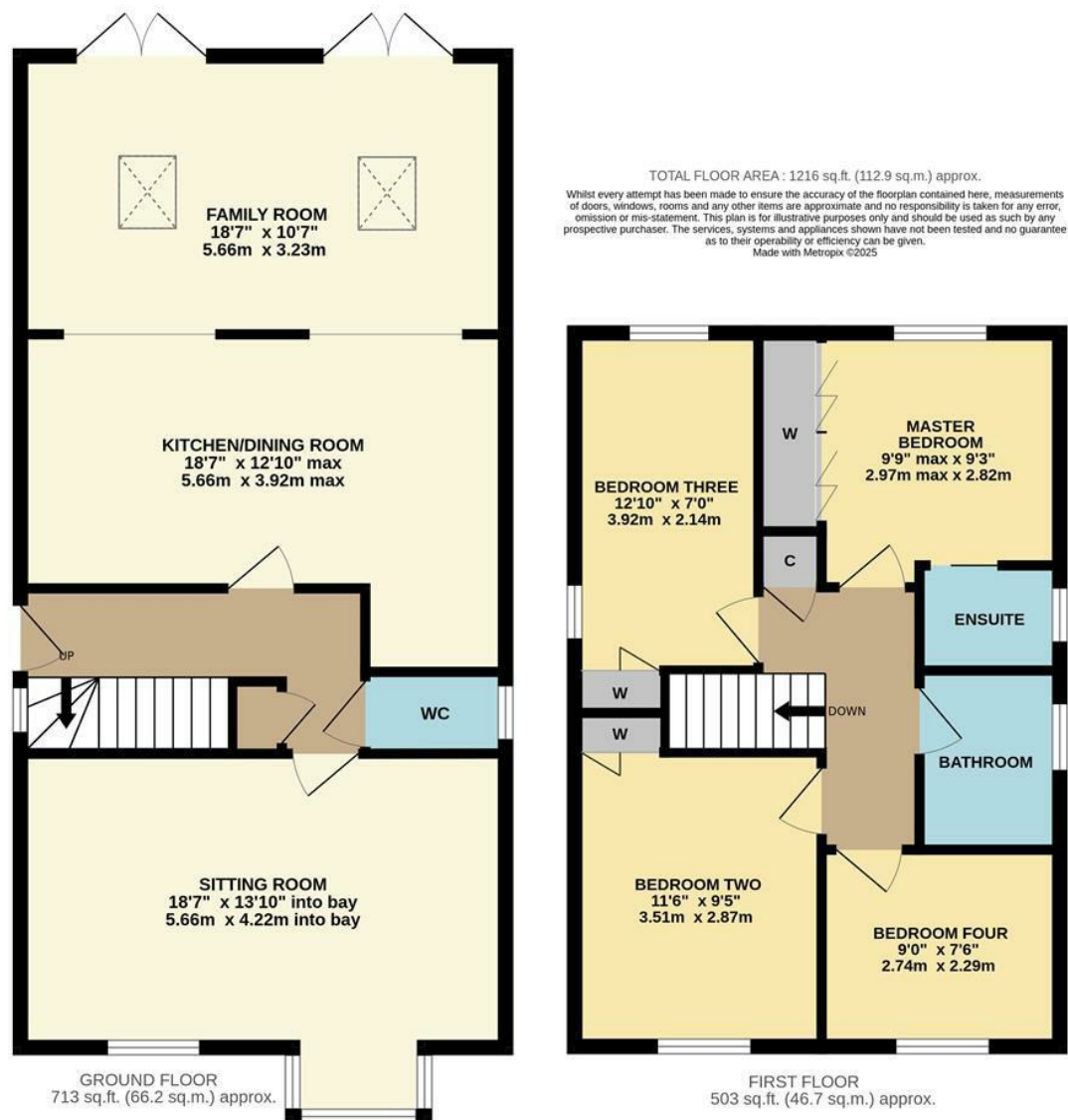
The details for the planning permission can be be found on the Wiltshire Council website with ref no PL/2024/09809.  
https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300000AKD8DIAX/pl202409809

ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold



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