



22b The Green, Chippenham, SN15 4HY

An individual and well presented four bedroom detached house ideally situated in this desirable village offering countryside views to the front and gated driveway providing ample off road parking. With spacious accommodation throughout the ground floor offers a generous and welcoming reception hall, sitting room with bay window and feature fireplace, double doors lead through to a separate dining room with French doors to the garden, there is a well appointed kitchen with a good range of fitted units and built-in oven, hob, dishwasher, useful utility room giving access to the integral garage and a guest cloakroom. The first floor boasts a spacious landing, master bedroom with built-in wardrobes and a quality refitted en-suite shower, three further bedrooms all with built-in wardrobes and a family bathroom. Other benefits include uPVC double glazing, gas central heating and air conditioning. To the front is a gated driveway and parking area leading to the integral garage with electric roller door. To the rear is an enclosed garden with patio area and lawn beyond.

Situation

The small village of Dauntsey is located just north of the M4 motorway, some five miles from Malmesbury. It has its own primary school, local farm shop and ample opportunities for walking and riding in the surrounding countryside. The towns of Malmesbury, Wootton Bassett and Chippenham provide comprehensive facilities and services, whilst the nearby village of Great Somerford has a late opening store and a post office. The property is well located for access to the M4 motorway, and also for the major commercial centres of Swindon and Bath. Mainline railway services are available from Chippenham, and connect with London Paddington in just over an hour.

Accommodation Comprising:

Entrance door with obscure double glazed side panels to:

Reception Hall

Two radiators. Stairs to first floor with cupboard under. Coving. Luxury vinyl tiled flooring. Doors to:

Cloakroom

Radiator. Wall hung wash basin with tiled splashback. Close coupled WC. Luxury vinyl flooring. Extractor.

Sitting Room

Double glazed bay window to front. Feature coal effect gas fire with marble surround and hearth. Two radiators. Coving. Air conditioning unit. Double doors open into:

Dining Room

Double glazed French doors to rear garden. Radiator. Tiled floor. Coving. Airing conditioning unit.

Kitchen

Double glazed window to rear. Range of drawer and cupboard base units with

matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset one and a half bowl single drainer sink unit with chrome mixer tap. Built-in gas hob with extractor over. Built-in eye level double oven. Integrated dishwasher. Coving. Luxury vinyl tiled flooring. Doorway to:

Utility Room

Obscure double glazed door to side. Double glazed window to rear. Cupboard base unit. Rolled edge worksurfaces with tiled splashbacks and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space and plumbing for washing machine. Further worksurface with tiled splashback. Space for tumble dryer. Space for American style fridge/freezer. Luxury vinyl tiled flooring. Door to Garage.

First Floor Landing

Airing cupboard housing pressurised hot water tank. Radiator. Access to loft space. Ceiling fan. Doors to:

Master Bedroom

Two double glazed windows to front enjoying views over farmland. Radiator. Built-in wardrobes. Air conditioning unit. Ceiling fan

Refitted En-Suite Shower

Obscure double glazed window to front. Chrome ladder radiator. Shower cubicle with Mira shower. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Fully tiled walls and floor with under floor heating. Spotlights. Mirror with light.

Bedroom Two

Double glazed window to rear. Radiator. Built-in wardrobe. Air conditioning.

Bedroom Three

Double glazed window to rear. Radiator. Built-in wardrobe. Air conditioning.

Bedroom Four

Double glazed window to rear. Radiator. Built-in wardrobe. Air conditioning.

Bathroom

Obscure double glazed window to front. Panelled bath with chrome mixer tap, shower attachment and concertina shower screen. Pedestal wash basin. Close coupled WC. Extractor. Tiling to principal areas. Luxury vinyl tiled flooring.

Outside

Front Garden

Enclosed by fencing with gates opening into the driveway providing ample off road parking. Decorative stone with shrub border. Gated side access to rear garden.

Garage

Electric roller door. Power and light.

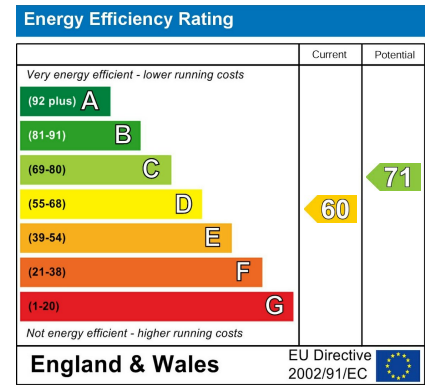
Rear Garden

Enclosed garden with paved seating area and lawn beyond with decorative borders and shrubs. Cold water tap. Gated access to either side of the property.

Directions

From Chippenham take the B4069 towards Sutton Benger, proceed through the village and pass Christian Malford. Just before reaching Dauntsey Lock turn left signposted to Dauntsey. The property will be found on the left hand side just a short distance after the turning to Middle Green Lane.

ENERGY PERFORMANCE GRAPHS



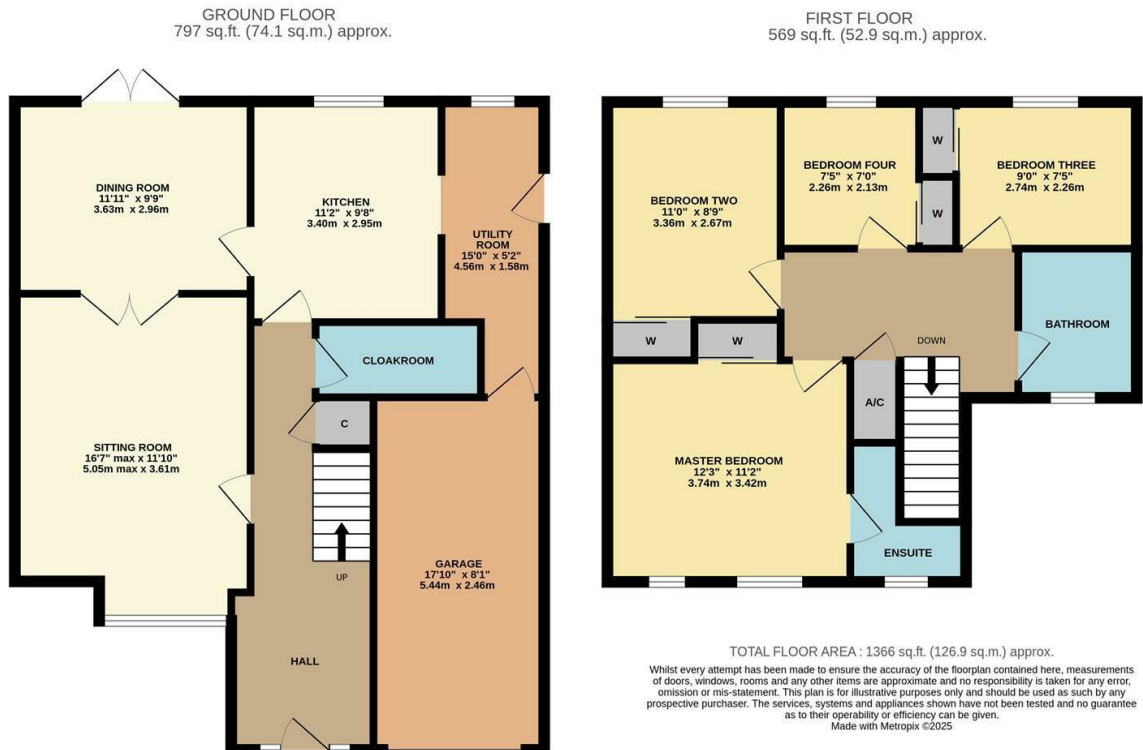
Council Tax Band: E

Tenure: Freehold

GOODMAN WARREN BECK

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

£459,950



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)