



# Talbot Barn Patterdown Farm, Chippenham, SN15 2NP

A four-bedroom contemporary barn style home in an exclusive development of four high specification properties nestled on the outskirts of Chippenham. The property is built of traditional Cotswold stone with glazed oak gables and exposed oak trusses and offers a delightful blend of modern living and rustic charm. The heart of the house is the spacious open plan kitchen/dining/living room with vaulted high ceilings with oak trusses, oak-glazed gable, full width bi-fold doors opening to the generous garden, a well-appointed solid-oak, hand-painted kitchen with solid quartz surface worktops, a range of integrated Neff appliances and a useful separate utility room. The rest of the ground floor offers a large impressive bedroom comprised of a second high-vaulted, oak-beamed ceiling accompanied with a glazed gable, fitted wardrobes and quality Villeroy & Boch/Crosswater en-suite shower room. Leading off the beautifully long hallway are two further double bedrooms and a well-appointed family bathroom with bath and separate shower. The top floor then boasts an impressive bedroom with exposed beams, walk in wardrobe and high quality Villeroy & Boch, Porcelanosa, Lusso Stone fitted en-suite shower room. The property has reduced environmental impact with the heating and water heating being supplied by an air source heat pump and by having an EV charging point. There is use of the attractive communal shared private grounds to the front of the properties, including the use of the shed for bicycle, bin storage and private post box. There are also two allocated private parking spaces and visitor parking. To the rear is an enclosed garden enjoying a good degree of privacy with large patio area and lawn beyond.

## Situation

The property is situated on the outskirts of Chippenham close to the historic National Trust village of Lacock and ideal for numerous walks and the River Avon. Chippenham c.1 mile offers numerous amenities and mainline rail station (Paddington c.75 minutes). M4 J.17 is readily accessible providing swift commuting links to the large centres of Swindon, Bristol and Bath.

## Accommodation Comprising:

Door with glazed side panels to:

### Reception Hall

Full height window to front. Oak flooring. Vaulted ceiling with exposed beams. Shoe and coat storage cupboard. Two wall light points. Stairs to first floor.

### Bedroom Two

Full height ceiling with exposed beams and gable end window to front. Window to side. Two wall light points. TV point with concealed cable channel. Full width fitted wardrobes with hanging rail and drawers. Door to:

### Ensuite

Extra wide shower cubicle with large 'monsoon' shower head. Counter top vanity wash basin with cupboard under and mixer tap. Close coupled WC with concealed cistern. High quality Villeroy & Boch/Crosswater sanitaryware. Travertine tiling to half height. Tiled floor with underfloor heating. Spotlights. Extractor. Ladder towel radiator.

### Bedroom Three

Double Bedroom. Window to side.

### Bedroom Four

Double bedroom with feature exposed oak beam. Alcove space for floor to ceiling wardrobe. Window to side.

### Ensuite

Walk-in shower with Porcelanosa and Crosswater shower fixtures, including 'monsoon' shower head. Counter top quality Lusso Stone matt wash basin with Crosswater matt black mixer tap and drawer unit underneath. Close coupled Villeroy & Boch WC with concealed cistern and hidden drawers. Tiled walls with feature alcoves. Exposed oak beams. Tiled floor.

### Outside

#### Front Garden

Communal low maintenance garden with shrubs and path to front door. Use of communal shed for bike and bin storage. Private post box.

#### Rear Garden

Fully enclosed garden with gated side access. Large patio area with lawn beyond. Cotswold stone rear garden wall.

### Parking

There are two private allocated parking spaces with an EV charging point. Shared visitor parking.

### Directions

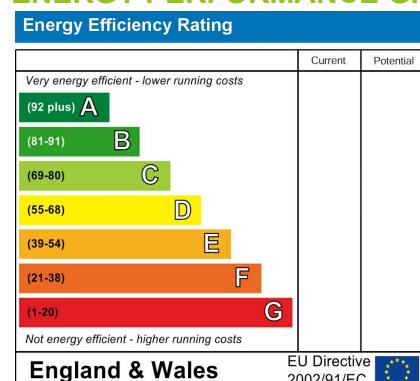
Take the B4528 just before the Bath Road railway arch out of Chippenham towards Melksham. Follow this road and the property can be found on the right hand side.

### Agents Note

There is a service charge currently of £88.43 paid monthly for the internet, communal lighting/gardening/sewage charges.

The property has a 10 year guarantee from 2020.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: F

Tenure: Freehold

## GOODMAN WARREN BECK

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Price Guide £699,950

### Bathroom

Spacious family bathroom with opaque window to side. High quality Villeroy & Boch/Crosswater sanitaryware. Ladder towel radiator. Panelled bath with filler tap and shower attachment. Separate extra wide tiled shower cubicle with 'monsoon' shower head. Counter top vanity wash basin with mixer tap and cupboard underneath. Close coupled WC. Travertine tiling to half height. Shaver point. Spotlights. Extractor. Tiled floor.

### Open Plan Kitchen/Dining/Family Room

### Dining & Family Area

Impressive high vaulted ceiling with exposed French oak beams. Glazed gable end. Skylight. Bifold doors to garden. Oak flooring. Six wall lights. TV point with concealed cable channel.

### Kitchen Area

Window to rear. Skylight window. Quartz worksurfaces with upstands and moulded drainer. Undermounted one and a half bowl sink unit with Qettle Signature boiling-hot water/ filtered drinking water mixer tap. Built-in five ring Neff induction hob with downdraft extractor. Built-in eye level Neff double oven/microwave and integrated dishwasher. Water mains plumbed Neff American-style Fridge/Freezer with filtered cold water/ice dispenser. Solid oak, hand-painted drawer, cupboard base units and tall cupboards. Breakfast bar.

### Utility Room

Oak flooring. Boiler cupboard. Quartz worksurfaces with upstand and undermounted sink unit with mixer tap. Water softener. Cupboard base unit. Spotlights. Extractor. Main point for electrics/internet/TV output. Space and plumbing for automatic washing machine and tumble drier. Floor to ceiling storage shelves.

### First Floor Landing

Exposed beams. Wall light. Oak doors to eaves storage cupboard room and to:

### Bedroom One

Two skylight windows. Exposed oak beams. Radiator. Walk-in wardrobe with hanging rails, shelving and drawers. TV point. Oak door to:

