



2 Lowden Hill
Chippenham

GOODMAN WARREN BECK

2 Lowden Hill, Chippenham, SN15 2BX

NO ONWARD CHAIN! A unique three/four bedroom detached house offered for sale for the first time in 40 years offering a rare opportunity to purchase a large property with extensive gardens in a prime central part of town. Ideally set back from the road on a large plot of c.1/3 of an acre yet within easy walking distance of the town centre and mainline station. The property offers a huge amount of potential for improvement or redevelopment subject to the necessary consents. The ground floor accommodation currently offers a reception hall, large dual aspect sitting room, dining room/bedroom four, kitchen, large utility, garden room and cloakroom. The first then provides a main bedroom with kitchenette, two further bedrooms, two bathrooms and a separate WC. The property is well tucked back with a generous frontage and driveway providing ample off road parking leading to a detached double garage. The large south facing rear garden offers a great degree of privacy and is well stocked with a wide range of mature shrubs and trees. The property is offered for sale by Informal Tender.

Situation

The property is superbly situated on Lowden Hill which is less than half a mile from the town centre, within walking distance of the train station and all amenities which include a public library and the pleasant Monkton Park with riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a good choice of private schooling and Chippenham also offers excellent secondary schools and primary schools, together with Wiltshire College.

Accommodation Comprises

Entrance door and window to:

Reception Hall

Window to rear. Radiator. Stairs to first floor with cupboard. Doors to:

Sitting Room

Window to side and rear. Two radiators. Feature open fireplace. Built-in cupboard. Picture rail. Part glazed door to garden room.

Dining Room/Bedroom Four

Window to rear. Radiator. Built-in cupboard. Door to:

Cloakroom

Window to front. Wall hung wash basin. Door to:

WC

Window to side. Low level WC.

Kitchen

Window to front. Range of drawer and cupboard base units with worksurfaces and tiled splashbacks. Single bowl stainless steel sink unit with chrome mixer tap. Space for cooker. Space for fridge/freezer. Larder cupboard.

Outside

Front Garden

Generous frontage with long driveway and an array of mature shrubs.

Detached Double Garage

Up and over door.

Rear Garden

Mature gardens enjoying a great degree of privacy. Patio area with low level wall, pond and large area of lawn beyond. Well stocked with a wide range of mature shrubs and trees.

Directions

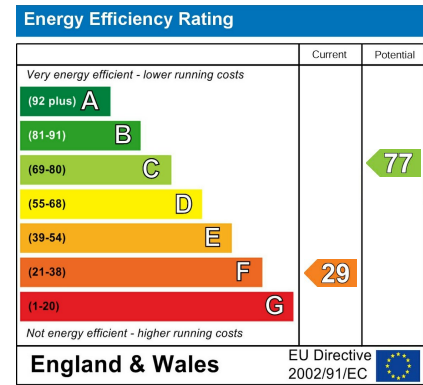
From the town centre, head to the Bridge Centre and take the Bath Road. Take the first turning on the right after c.200 yards into Lowden Hill. The property can be found a short way up on the left hand side.

METHOD OF SALE

We are inviting offers for this property by Informal Tender to be submitted to us by no later than 12pm, MONDAY 29th SEPTEMBER 2025. The appropriate form can be requested by calling us on 01249 444449 or email info@goodmanwb.co.uk.

The vendor reserves the right not to accept the highest or any tender(s) received and the right to accept an offer prior to the tender date.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: F

Tenure: Freehold

GOODMAN WARREN BECK

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

Price Guide £600,000

Utility Room

Window to side. Range of drawer and cupboard base units with worksurfaces and inset single bowl single drainer stainless steel sink unit. Space and plumbing for automatic washing machine. Storage cupboard. Cupboard housing Worcester boiler. Door to front.

Garden Room

Full height window to side. Door and side panels to rear. Radiator.

First Floor Landing

Window to rear. Access to roof space. Window to front. Double cupboard. Overstairs cupboard. Storage cupboard. Doors to:

Bedroom One

A double bedroom with window to side and rear. Radiator. Door to:

Kitchenette

Window to side. Cupboard. Single bowl single drainer stainless steel sink unit.

Bedroom Two

A double bedroom with window to side and rear. Radiator. Full width fitted wardrobes.

Bedroom Three

A double bedroom with window to front and side. Radiator. Built-in double wardrobe.

Bathroom

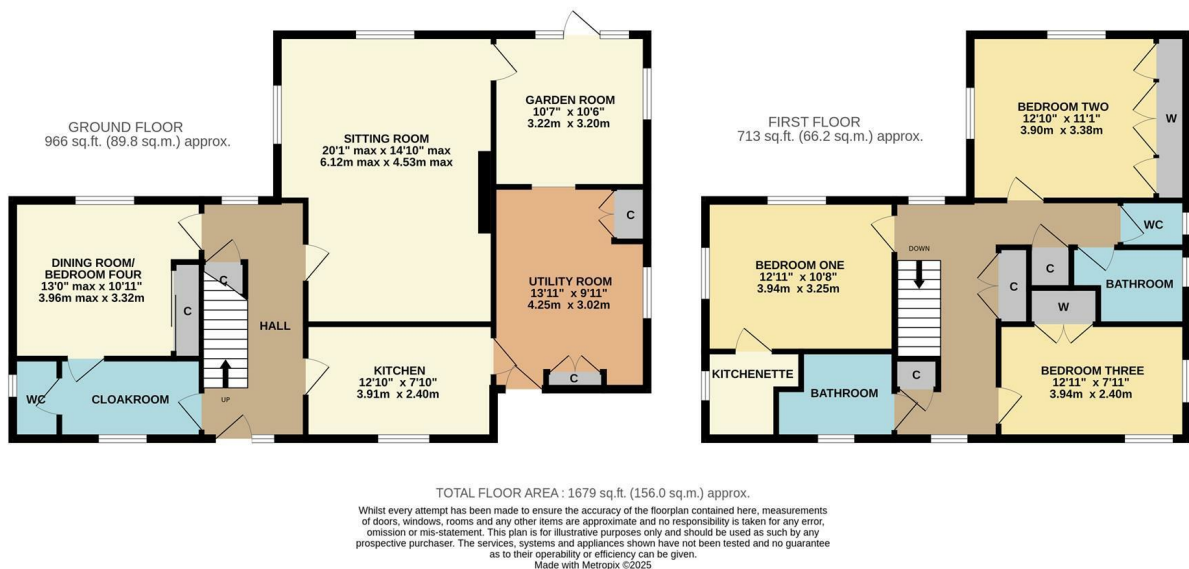
Window to front. Radiator. Panelled bath with chrome mixer tap and shower attachment with screen. Pedestal wash basin with tiled splashbacks. Close coupled WC.

Second Bathroom

Window to side. Radiator. Panelled bath with tiling to principal areas. Wall hung wash basin with tiled splashback.

Separate WC

Window to side. Close coupled WC.



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)