



12 London Road, Chippenham, SN15 3AT

This substantial Grade II Bath Stone period property has been considerably and sympathetically improved and updated to a high standard and retains a wealth of character features and Georgian charm. The ground floor offers a spacious hallway with flagstone flooring and stairway to a useful cellar, a through living room/dining room, a refitted kitchen with Granite work tops, built-in appliances and utility/cloakroom off. The first floor has a master bedroom with en-suite, built-in wardrobes and French doors to the roof terrace, two further bedrooms and a bathroom. The top floor has two further bedrooms and a large bathroom. The property has also been sympathetically decorated throughout with Farrow and Ball paint in period style Victorian colours and has some solid oak doors downstairs. There is a mix of period sash windows to the front and double glazed units to the rear and has gas fired central heating. Externally there is a pretty and enclosed rear garden with the added benefit of off road parking for one/two cars.

Situation

The property is situated just off The Causeway close to the bustling Market Place and town centre offering a wide range of amenities. Just a short walk away across the River Avon is Monkton Park with a nine hole pitch and putt golf course, riverside walks and cycleways affording convenient pedestrian access to the mainline railway station linking to the Georgian City of Bath in under fifteen minutes. The commercial centres of Bristol and Swindon as well as London Paddington in just over an hour are also easily accessible. M4 J.17 is c.5 miles north of Chippenham. There is schooling for all ages within easy walking distance of the property as well as further recreational activity centres.

Accommodation Comprising:
Wooden door leading to:

Reception Hall

Hallway - The spacious hallway has a multi paned sash window to the front, a bespoke window seat with storage box, radiator, fantastic and well maintained flagstone flooring, wall light points, telephone point, exposed ceiling beam, part panelled walls and an oak latch door leading to the staircase which in turn leads to the first floor landing, doors to the cellar and kitchen and further double doors to the living room.

Sitting Room
13'2" x 12'5"

Multi paned sash window to the front, attractive cast iron fireplace and wooden surround with a wood burning stove on a slate hearth, radiator and wall light points. This room is partly open plan and leads through to:

Dining Room
12'5" x 10'10"

Multi paned internal window window to the kitchen and an attractive cast iron fireplace and oven with wood surround and a stone hearth, radiator, wall light points, original exposed wood panelling to one wall, T.V point and a door leading back to the hallway.

Kitchen/Breakfast Room
16'6" x 14'6"

Double glazed French doors leading to the rear garden and skylight. There are a range of Grey painted shaker style wall and base units with Indian leathered granite work tops and up stand complimented by Kardean wood effect stone flooring. There is space for an American style fridge/freezer and range cooker surrounded by hand built units which includes the extractor hood, built in dish washer and a Belfast sink with mixer taps. There is plenty of space for a table in the middle of the room with hanging lights and a door at the far end leading to the utility room. The internal back wall is the original exterior wall, now painted with the multi paned window to the dining room.

Cloakroom/Utility Room

Obscure glazed window to the rear and with a close couple W.C, granite bowl type sink with copper piped taps fitted onto an antique cupboard. The Kardean flooring continues into this room. There is a base unit with space for a washing machine and tumble dryer, recessed ceiling spot lights, chrome ladder radiator and an extractor fan.

Cellar
12'8" x 10'7"

This fantastic cellar has steps from the hallway and has exposed stone walls. There is also the coal chute which has ventilation from the kitchen. This room is ideal for storage or as an additional functioning room.

Bathroom
11'6" x 10'10" max

Fitted with an elegant Georgian style suite comprising a freestanding claw foot bath with shower attachment and mixer taps, vanity wash basin with chrome mixer tap and tiled splashbacks, close coupled W.C, chrome ladder radiator, radiator, recessed spotlights, an exposed ceiling beam and solid oak flooring.

Outside

Front Garden

Enclosed by a dwarf wall topped with railings and a gate enclosing the front garden. There is a path leading to the front door with slate shingle either side of the path and a mature magnolia tree, climbing plants and bushes to the sides. There is also window boxes to some of the windows.

Rear Garden

Enclosed by walling and fencing the pretty rear garden is divided into three sections, the initial part of the garden is laid to an attractive patio which is accessed from the kitchen breakfast room. The next section is laid to slate chippings which will provide off road parking for up to two cars and a wooden gate and accessed off Queens Square. After the parking there is an area of artificial lawn leading to the Summer House with raised flower beds and a further patio area.

Directions

From our Chippenham office continue up the Causeway and turn left at the roundabout into Queens Square. The parking for the property can be found almost immediately on your left hand side.

ENERGY PERFORMANCE GRAPHS



Ground Floor, First Floor & Second Floor

GOODMAN WARREN BECK

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Price Guide £535,000

Council Tax Band: D

Tenure: Freehold

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