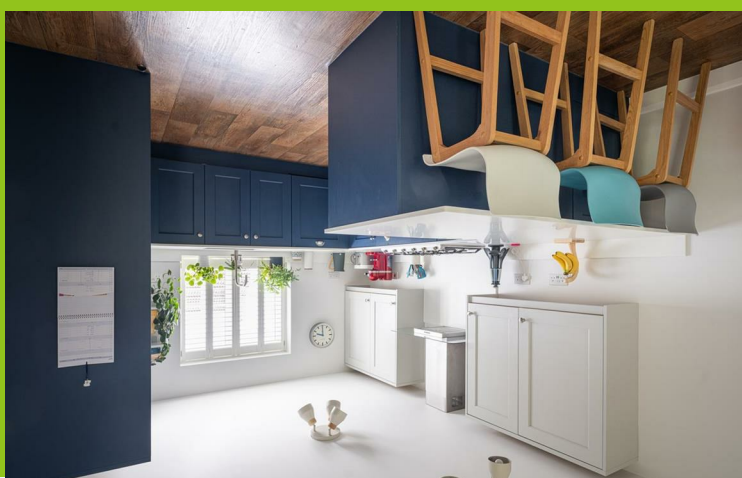
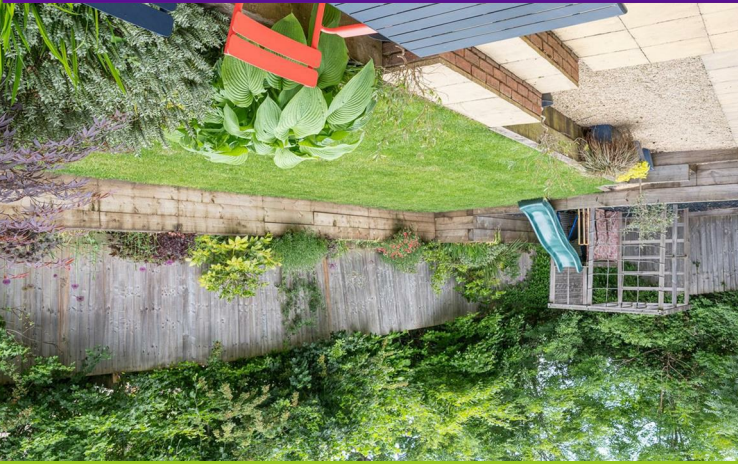




2 Chandlers Mews, Chippenham, SN15 1FL

SIMPLY STUNNING! Tucked away in the corner of a small cul-de-sac is this beautiful four bedroom detached house. Forming part of a select development of just a dozen properties built by Cotswold Homes it is ideally positioned for access to the mainline station and M4 motorway. The current owners have upgraded the property throughout to an exacting standard with the ground floor now offering a welcoming reception hall, refitted cloakroom, dual aspect sitting room, utility room and delightful open plan kitchen/dining/family space with bi-fold doors to the garden and a high quality refitted kitchen with Corian work surfaces and integrated appliances. The first floor boasts a master bedroom with bespoke fitted wardrobes and drawer units, a quality refitted shower room, three further bedrooms and quality refitted family bathroom. Other benefits include uPVC double glazed windows, most with fitted wooden shutters and gas central heating. To the front is a generous block paved area providing off road parking for three vehicles and an enhanced detached garage. To the rear and side is a delightful landscaped garden enjoying a great degree of privacy.

**Situation**  
The property is ideally situated in a small cul-de-sac on the northern outskirts of the town yet only five minutes drive from the town centre and mainline railway station (London-Paddington). Junction 17 of the M4 motorway is c.4 miles offering commuting to the major centres of Bath, Bristol, Swindon & London.

**Accommodation Comprising:**  
Door to:

**Reception Hall**  
Double glazed window to either side. Stairs to first floor with oak rail. Radiator. Bespoke under stairs storage. Doors to:

**Refitted Cloakroom**  
Contemporary style radiator. Wall hung wash basin with chrome mixer tap and drawer under. Close coupled WC. Tiled to half height. Tiled floor.

**Sitting Room**  
Dual aspect with double glazed window to front and side both with shutters. Two radiators.

**Refitted Kitchen/Dining/Family Room**  
Dual aspect with double glazed window to front with shutters and a double glazed window and bi-fold doors to rear. Two radiators. Corian composite worksurfaces with matching upstands. Extensive range of drawer and cupboard base units with contrasting wall mounting cupboards with under unit lighting. Undermounted one and a half bowl stainless steel sink unit with chrome mixer tap. Built-in five ring stainless steel gas hob with stainless steel extractor over. Built-in eye level double oven. Integrated larder fridge. Integrated dishwasher.

**Refitted Utility Room**  
Double glazed window to side. Double glazed door to rear. Radiator. Storage cupboard housing meters. Rolled edge worksurface with cupboard base unit

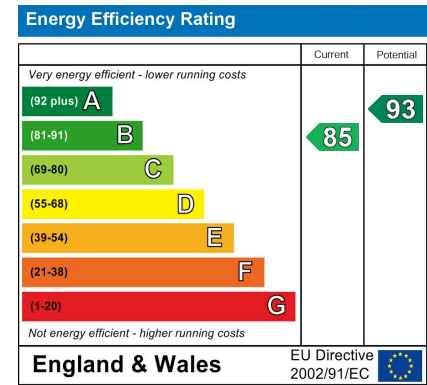
**Front Garden**  
Lawned garden with mature shrubs. Path and steps leading to front door and gated side access to rear garden. Area of block paving to the front and side of the garage providing ample off road parking for three vehicles. Electric car charging point.

**Detached Garage**  
Up and over door.

**Rear & Side Garden**  
Delightful landscaped garden enclosed by fencing and mature hedgrew affording a great degree of privacy. Full width patio area with lawn beyond. Raised well stocked flower and shrub borders. Childrens play area and further area of lawn to side. Two outside lights. Outside tap.

**Directions**  
From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the right hand lane and bear right into Park Lane. At the roundabout take the second exit into Langley Road continue up the hill. Continue straight over at the mini roundabout and take the turning left into Hill Corner Road. Follow the road round the left hand bend and take the second turning on the left into Chandlers Mews. The property will then be found in the top left hand corner of the cul-de-sac.

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 £525,000

under and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Under counter freezer and washer/dryer. Cupboard housing gas fired boiler for central heating and hot water.

**First Floor Landing**  
Access to roof space. Radiator. Cupboard housing hot water tank. Balustrade with Oak handrails. Doors to:

**Master Bedroom**  
Double glazed window to front with shutters. Radiator. Bespoke fitted wardrobes with drawers and shelving. Door to:

**Refitted En-Suite Shower**  
Obscure double glazed window to front with shutters. Chrome ladder radiator. Extra wide fully tiled shower. Vanity wash basin with drawers under, chrome mixer tap and tiled splashback. Close coupled WC. Extractor.

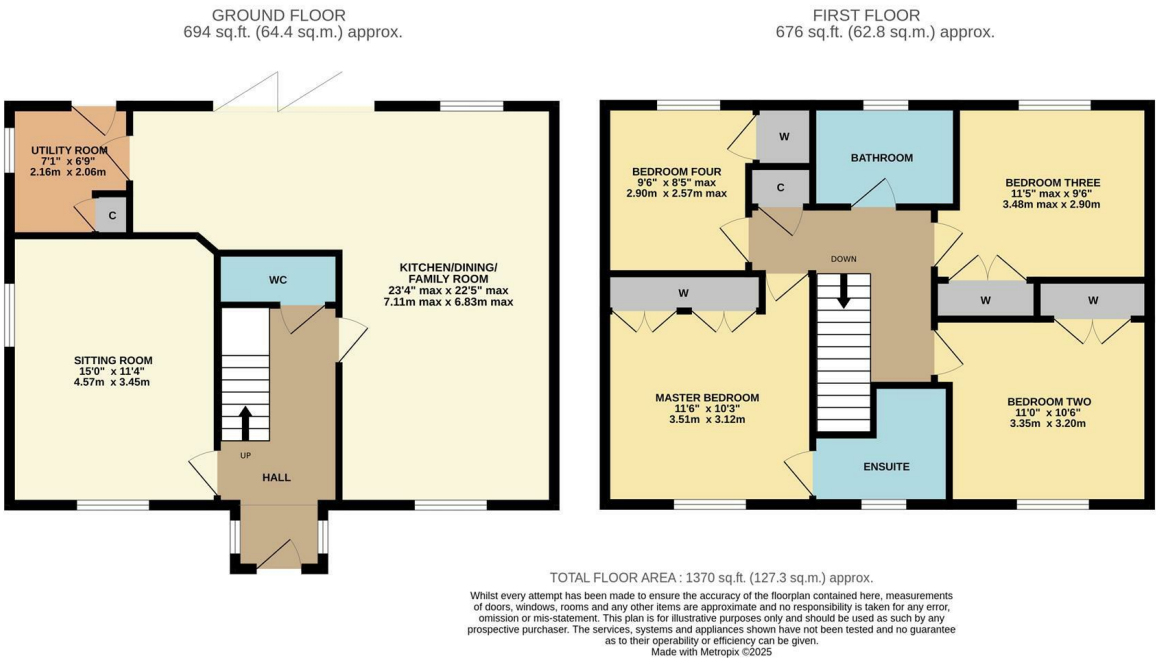
**Bedroom Two**  
Double glazed window to front with shutters. Radiator. Built-in double wardrobe.

**Bedroom Three**  
Double glazed window to rear with shutters. Radiator. Built-in double wardrobe.

**Bedroom Four**  
Double glazed window to rear with shutters. Radiator. Built-in wardrobe.

**Refitted Bathroom**  
Obscure double glazed window to rear. Chrome ladder radiator. Panelled bath with chrome mixer tap and separate shower over with screen. Tiling to principal areas. Vanity wash basin with chrome mixer tap and tiled splashbacks. Close coupled WC. Light and shaver point. Extractor.

Outside



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)