



Nestled in the charming village of Christian Malford, Chippenham, this exquisite detached house on Station Road offers a perfect blend of modern living and rural charm. Built in 2001, the property boasts a spacious layout, featuring three elegant reception rooms that provide ample space for both relaxation and entertaining.

With four well-appointed bedrooms, two benefitting en-suite facilities, this home is ideal for families or those seeking extra space for guests. The thoughtful design and contemporary finishes throughout the property create a warm and inviting atmosphere.

Outside, the property benefits from a secluded enclosed rear garden with well stocked borders and patios and large gravel driveway offering ample parking for several vehicles. The surrounding area offers a delightful community spirit, with local amenities and beautiful countryside just a stone's throw away.

Our vendors have already sourced their new home with no onward chain, an internal viewing is highly recommended.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Situation - Christian Malford

The delightful village of Christian Malford provides excellent facilities and amenities to include a primary school, Church, village shop/post office, pub, recreation field and a village hall where there are many social events and activities arranged on a regular basis. The village is just four miles North East of Chippenham, which offers a comprehensive range of shopping facilities and a main line rail service to London (Paddington). Christian Malford is within easy access of the M4

motorway (Junction 17) which provides fast road access to London, Bristol, Swindon and the South West.

Property Information

Utilities/Services - Mains Electric, Water & Drainage, Electric Air Source Heating

Wiltshire Council Tax - Band F

Tenure - Freehold

Air Source Grant - The new owner will benefit from quarterly index linked payments of approx. £370.91 for the remainder of the 7 year grant period. The quarterly payment in Nov 2024 was £370.91. There are 17 payments outstanding as of 11 Feb 2025. The new owner will benefit from any

remaining quarterly payments starting from the point the new owner is registered on to the scheme (payments are made by OFGEM). The Vaillant Air Source Heat pump was installed in February 2022. This had a 7 year manufacturers warranty.







Ground Floor



Floor 1

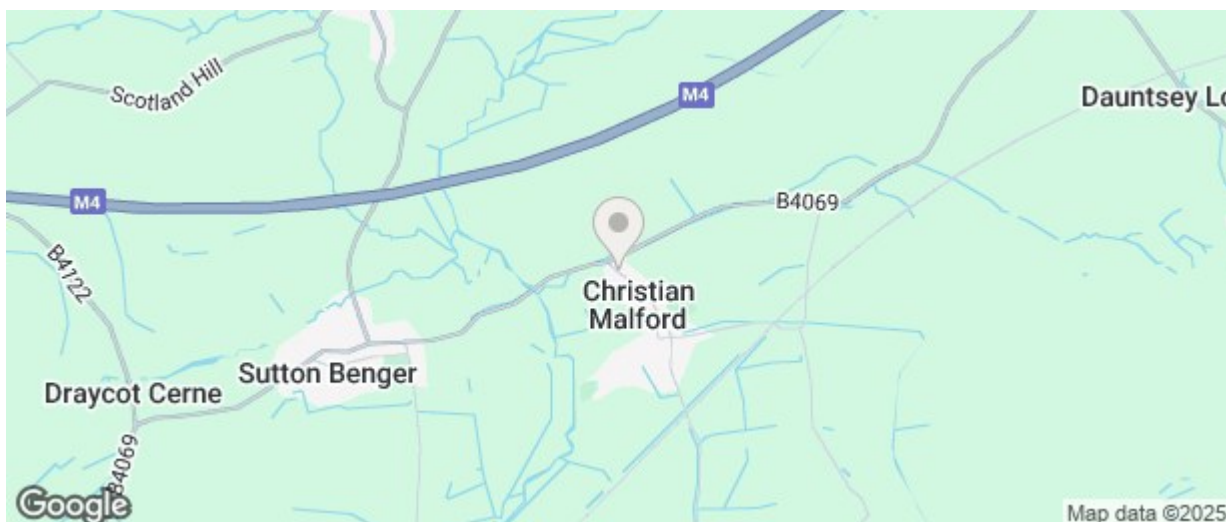
Approximate total area[®]
1758.72 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing