

OVER
30
YEARS OF
MOVING
PEOPLE

ATWELL
MARTIN
ESTATE AGENTS



Lime Trees, Christian Malford, Nr Chippenham SN15 4BN

Offers over £695,000

***Super Eco-Credentials - EPC Grade A *** Solar Panels, Two Batteries, Heat Pump, Insulation and more! A generously proportioned four bedroom detached family home located within a small cul-de-sac in the popular village of Christian Malford. The property is well presented throughout with accommodation comprising; entrance hall, shower room, study, sitting/dining room and kitchen with utility room to the ground floor. On the first floor the spacious landing leads to all four double bedrooms and a family bathroom. Externally the property enjoys good sized private gardens with ample off road driveway parking to the front, an enclosed and level garden to the rear and attached double garage with useful workshop area. With onward chain in place an internal viewing is highly recommended.

Situation

Christian Malford is a thriving and popular village with a primary school, church, village shop/post office, pub, recreation field with amenities, and a village hall where there are many social events and activities arranged on a regular basis. The village is just four miles N.E. of Chippenham, which offers a comprehensive range of shopping facilities and amenities including a sports/leisure centre and main line rail services (Paddington 75 minutes) and within easy reach of the Georgian city of Bath, with its many cultural, leisure and shopping attractions. Tetbury and Cirencester, two typical Cotswold's towns, are within easy access, and the M4 motorway (Junctions 17 & 18) provides fast road access to London, Bristol, Swindon and the South West. There is a good choice of both state and private education in the area and those with an interest in country and leisure pursuits are well catered for in the region.

Accommodation

With approximate measurements the accommodation comprises:

Entrance Hall

With upvc double glazed door & window to front, radiator, under stairs cupboard, stairs to 1st floor landing, doors to...

Shower Room

With upvc double glazed window to rear, refitted with a three piece white suite comprising; shower cubicle, low level w/c and pedestal wash hand basin, radiator, tiled floor.

Study 3.15m x 2.84m (10'4" x 9'4")

With upvc double glazed window to front, radiator, carpeted.

Sitting / Dining Room 7.26m x 3.48m (23'10" x 11'5")

Dual aspect room with upvc double glazed window to front and double glazed French doors to rear, open fire place with stone surround and hearth & inset wood burning stove, three radiators, carpeted.

Kitchen 3.96m x 2.84m (13' x 9'4")

With upvc double glazed window to rear, modern fitted kitchen offering a matching range of wall, base and display units, one and a half bowl stainless steel sink drainer inset to work surfaces, part tiled, space for cooker, space and plumbing for dishwasher, space for fridge, radiator, tiled flooring.

Utility Room 2.72m x 2.69m (8'11" x 8'10")

With upvc double glazed door and window to rear, work surfaces with inset stainless steel sink / drainer, space and plumbing for automatic washing machine, space for tumble dryer, tiled flooring.

First Floor Landing

With upvc double glazed window to front, cupboard, radiator, carpeted.

Master Bedroom 3.61m x 3.12m (11'10" x 10'3")

With upvc double glazed window to rear, radiator, built in wardrobes, carpeted.



Second Bedroom 3.61m x 3.05m (11'10" x 10')

With upvc double glazed window to front, radiator, built in wardrobes, carpeted.

Third Bedroom 3.96m x 2.87m (13' x 9'5")

With upvc double glazed window to rear, radiator, carpeted.

Fourth Bedroom 3.18m x 2.87m (10'5" x 9'5")

With upvc double glazed window to front, radiator, carpeted.

Family Bathroom

With obscured upvc double glazed window to rear, fitted with a three piece suite comprising: bath with shower over, pedestal wash hand basin and low level w/c, all with chrome fittings, full tiling, radiator, tiled flooring.

Externally

Front Garden & Driveway Parking

The front area is mainly laid to a level lawn partly enclosed by mature hedging, mature trees, gated access to both sides of the property, wide sweeping driveway leads to the double garage and pathway to front door.

Rear Garden

A beautiful and generous rear garden that offers a private aspect and is fence enclosed. Mainly laid to lawn with well stocked flower borders, large patio, gated access to front on both sides of the property.

Attached Double Garage & Workshop 7.16m x 4.67m (23'6 x 15'4)

The attached double garage has an electric roller door to front and upvc double glazed window to side, workshop area to rear, power & light.

Property Information

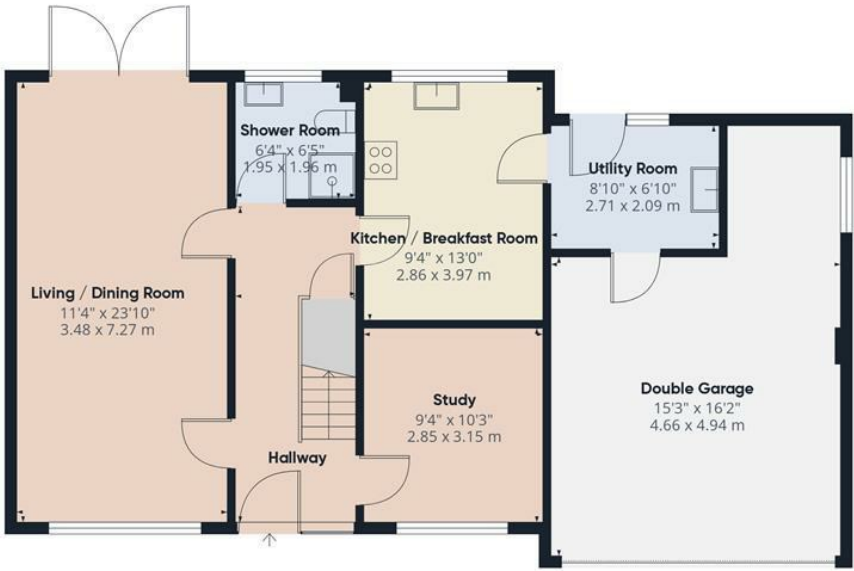
Utilities/Services - Mains Electric, Water & Drainage, Electric Air Source Central Heating

Wiltshire Council Tax - Band G

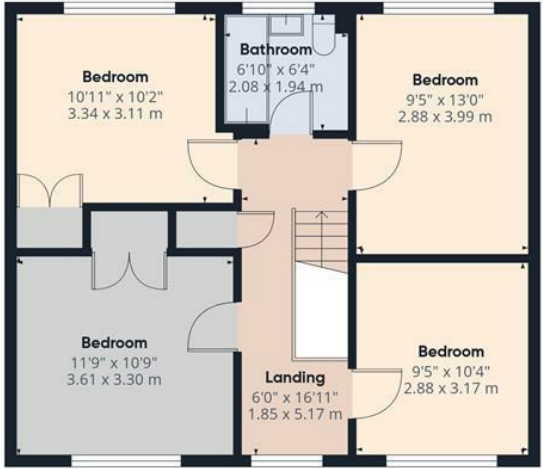


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		95	96
A	92-95		
B	82-91		
C	69-81		
D	55-68		
E	49-54		
F	39-48		
G	1-38		
Not energy efficient - higher running costs			
England & Wales		ECO Director 2020/19/EC	95

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A	30-35		
B	36-40		
C	41-45		
D	46-50		
E	51-55		
F	56-60		
G	61-65		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		ECO Director 2020/19/EC	95



Ground Floor



First Floor



Approximate total area⁽¹⁾
1630 ft²
151.2 m²

(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 are based on RICS IPMS 3C standard.

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NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form any part of a contract . All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.