



Nestled in the charming village of Christian Malford, Chippenham, this spacious detached house at Lime Trees offers a perfect blend of modern living and flexible accommodation. With four well-proportioned bedrooms and three bathrooms, this property is ideal for families seeking comfort and style.

Upon entering, you will be greeted by three inviting reception rooms, providing ample space for relaxation and entertaining guests. The stylish modern kitchen, equipped with fitted appliances, serves as the heart of the home, making it perfect for hosting gatherings or enjoying family meals. The layout allows for the possibility of adapting the space to create a self-contained annex area, catering to various lifestyle needs.

The property boasts a stunning en suite bathroom featuring a luxurious four-piece suite, ensuring a private retreat for the master bedroom. Set within a generous plot, the house benefits from extensive parking for up to six vehicles, a rare find in this area. The well-maintained private rear garden offers a tranquil outdoor space, ideal for enjoying sunny afternoons or hosting barbecues.

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

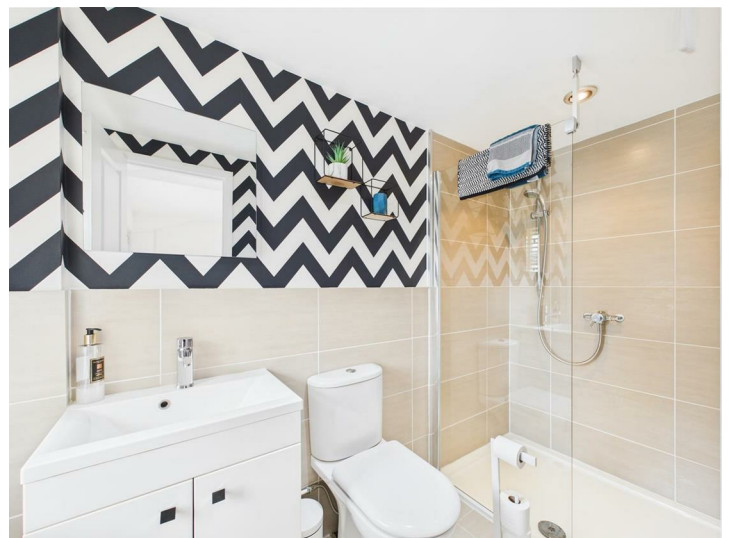
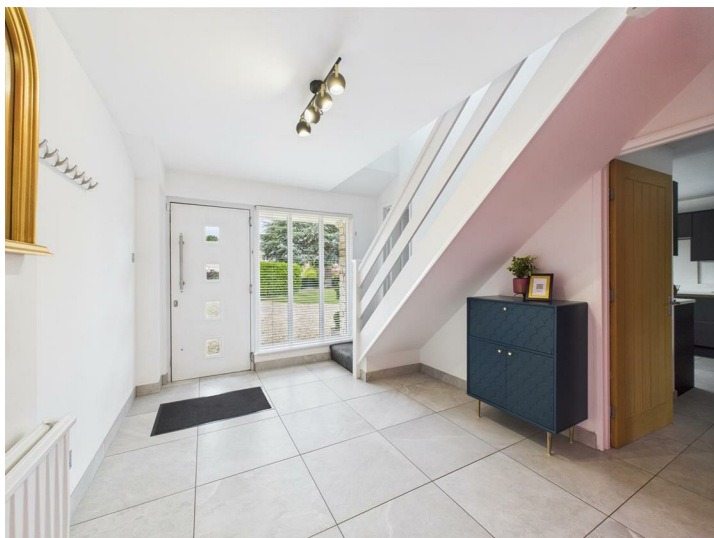
motorway (Junction 17) which provides fast road access to London, Bristol, Swindon and the South West.

Property Information

Utilities/Services - Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band F

Tenure - Freehold







Ground Floor



First Floor

Approximate total area⁽¹⁾

2149 ft²
199.6 m²

Reduced headroom

12 ft²
1.1 m²

(1) Excluding balconies and terraces

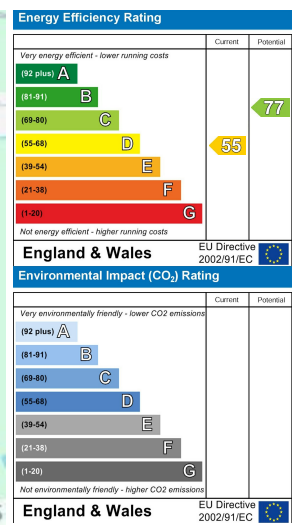
Reduced headroom

..... Below 5 ft/1.5 m

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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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