



JAMES PYLE[®] & CO.



Woodsome, The Green, Christian Malford, Chippenham, Wiltshire, SN15 4BQ

Detached modern house
Immaculately presented throughout
Village centre location close to amenities
4 bedrooms
3 reception rooms and conservatory
Fitted kitchen/breakfast room
Front and rear gardens
Private parking and double garage



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £625,000

Approximately 1,674 sq.ft excluding garage

'Situated off The Green in the centre of this popular village community close to amenities, an immaculately presented detached 4 bedroom house'

The Property

Woodsome is a very well presented modern detached house situated within a delightful setting on The Green in the popular village of Christian Malford adjoining a small brook to the side. This excellent position is in the centre of the village community with both the shop and primary school a short level walk away. The property offers good family-sized accommodation which has been extended offering versatility extending to around 1,674 sq.ft.

The ground floor includes three reception rooms, a kitchen/breakfast room with large utility off leading to the garage. A spacious entrance hall has a downstairs shower room off. The living room features a wood-burning stove and is open to the dining room which continues to the rear conservatory. An additional reception room offers excellent

space for a range of uses including a downstairs bedroom. On the first floor there are four bedrooms plus a family bathroom.

The pleasant sized gardens are arranged to both the front and the rear adjoining the brook laid mostly to lawn with established trees and hedging creating a good degree of privacy. There is private parking for several cars as well as a double garage.

Situation

Christian Malford is considered to be one of the most sought-after villages in North Wiltshire. It benefits from excellent amenities to include a highly regarded primary school, shop/post office, village pub, church, village hall and local recreation ground. Couple this with a thriving local community as well as access to Chippenham approx. 6 miles (mainline



railway links to London Paddington) and Malmesbury 8 miles. The M4 Motorway is only 4 miles and communication by road is excellent with many different options. Larger towns/cities of Bath, Bristol & Swindon are within easy commuting distance. The highly regarded secondary schools of Hardenhuish and Sheldon in Chippenham can be accessed via bus from the village.

Directions

From Sutton Benger, follow the B4069 towards Lyneham. Enter Christian Malford and take the next right hand turn into the village centre. Pass the shop, and as the road forks onto The Green locate the property on the right hand side.

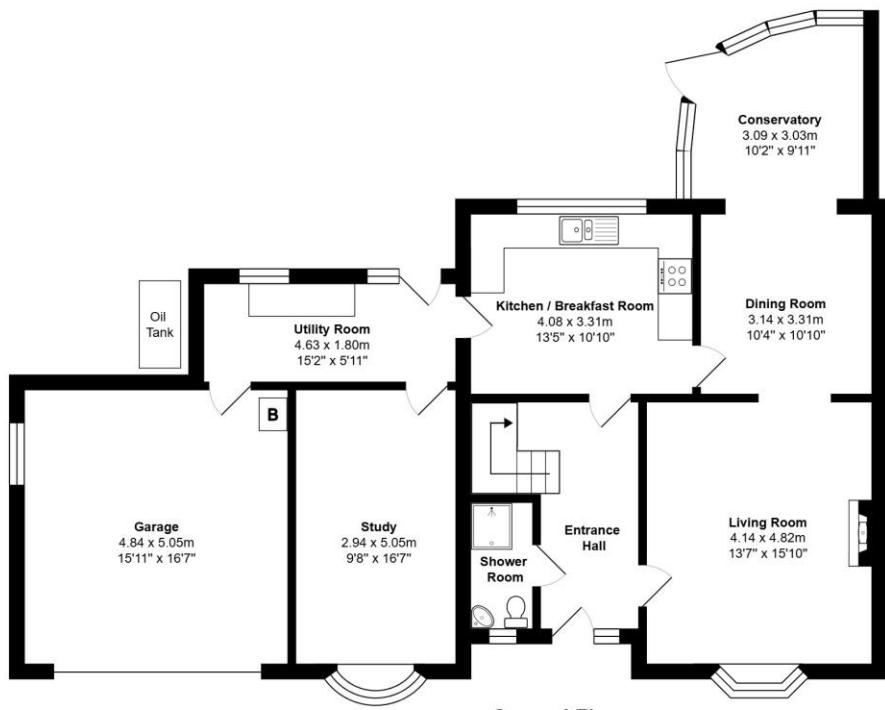
Postcode SN15 4BQ

What3words: //ventures.width.rolled

Additional Information

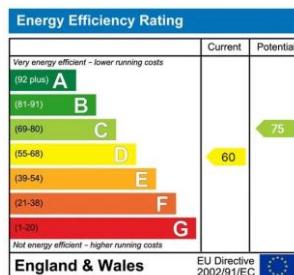
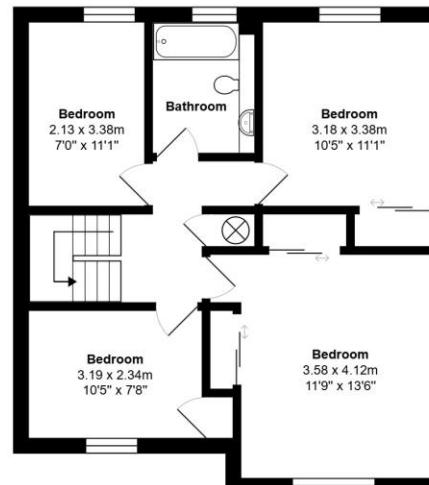
The property is Freehold with oil fired central heating, mains drainage, water and electricity. Ultrafast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band E.





Total Area: 155.5 m² ... 1674 ft² (excluding garage)

All measurements are approximate and for display purposes only



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