



132 London Road
Chippenham, SN15 3BA

GOODMAN WARREN BECK

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A modern well presented four bedroom detached house ideally situated in a non-estate location within walking distance of the town centre and mainline station. The ground floor offers a welcoming with storage and guest cloakroom, a large triple aspect sitting room with French doors to the garden, a good size kitchen/dining room with a fitted a range units, integrated appliances and another set of French doors to the gardens, this then complemented by a separate utility room. The first floor has a master bedroom with built-in wardrobes and an en-suite shower room, three further bedrooms and a family bathroom. Other benefits include double glazing and gas central heating. To the front is a pleasant lawned garden, screened by beech hedging with raised beds. To the rear is an enclosed garden with with large paved seating area and an area of lawn with flower and shrub borders. There is then rear access to the garage with two parking spaces to the front.

SITUATION

The property is ideally situated in a non-estate location on the eastern side of the town within close proximity of open countryside and riverside walks as well as being within walking distance of nursery, primary/preschool and a highly regarded secondary school. The town centre with its numerous amenities and mainline rail station is only ten minutes walk. M4 J.17 c. 5 miles providing swift commuting links to Swindon, Bath and Bristol. Bowood House and gardens with its renowned championship standard golf course is c.3 miles.

ACCOMMODATION COMPRISING:

CANOPIED PORCH

Entrance door to:

RECEPTION HALL

Stairs to first floor. Storage cupboard. Fitted door mat. Radiator. Doors to:

CLOAKROOM

Obscure double glazed window to front. Radiator. Wall hung wash basin with chrome mixer tap. Close Coupled WC.

SITTING ROOM

Double glazed window to front. Double glazed box

window to side. Double glazed French doors and side panels to rear. Two radiators.

KITCHEN/DINING ROOM

Double glazed window to front. Double glazed French doors and side panels to rear. Two radiators. Range of drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Work surfaces with upstands, tiled splashbacks and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Stainless steel gas hob with splashback and stainless steel extractor over. Built-in eye level double oven. Integrated dishwasher and fridge/freezer. Spotlights. Door to:

UTILITY ROOM

Double glazed door to rear. Cupboard base unit and wall mounted cupboard. Work surface with upstands, tiled splashbacks and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space and plumbing for automatic washing machine. Wall mounted gas fired boiler for radiator central heating and hot water.

FIRST FLOOR LANDING

Radiator. Access to roof space. Cupboard housing hot water tank. Doors to:

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£465,000

MASTER BEDROOM

Double glazed window to rear. Radiator. Two built-in double wardrobes. Door to:

EN-SUITE SHOWER ROOM

Obscure double glazed window to rear. Chrome ladder radiator. Fully tiled corner shower cubicle. Wall hung wash basin with chrome mixer tap. Close coupled WC. Spotlights. Extractor.

BEDROOM TWO

Double glazed window to rear. Radiator. Built-in double wardrobe.

BEDROOM THREE

Double glazed window to front. Radiator. Built-in double wardrobe.

BEDROOM FOUR

Double glazed window to front and side. Radiator. Built-in wardrobe.

FAMILY BATHROOM

Obscure double glazed window to front. Chrome ladder radiator. Panelled bath with chrome mixer tap, shower over and shower screen. Wall hung wash basin with chrome mixer tap. Close coupled WC. Shaver point. Spotlights. Extractor.

OUTSIDE

FRONT GARDEN

Screened nicely with beech hedging. Gate opening into a lawned garden with raised beds and path to front door.

REAR GARDEN

Attractive enclosed garden with large paved seating area, trellis screening and an area of lawn with flower and shrub borders. and wildlife pond. Outside tap. Door to garage and gated access to driveway.

GARAGE & PARKING

Garage with up and over door. Power and light. Door to side. Driveway to front of the garage providing off road parking with further block paved area providing an additional parking space.

DIRECTIONS

From the town centre proceed along The Causeway then straight over the roundabout onto London Road. Continue along this road and the property can be found on the left hand side immediately after the turning into Bucklands Grove. To access the garage and parking take the left into Bucklands Grove and it will be found on the right hand side.



TOTAL FLOOR AREA: 1282 sq.ft. (119.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(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

Council Tax Band: E

Tenure: Freehold

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