







11 Winkins Lane, Chippenham, SN15 5HY

Offers Over £420,000

Nestled within the highly sought-after village of Great Somerford, this superbly extended and thoughtfully renovated three bedroom semi-detached home offers a perfect blend of modern living and charming surroundings. Presented to an excellent standard, the property provides spacious and versatile accommodation ideal for families and professionals alike. FURTHER PLANNING PERMISSION TO ADD ANOTHER FLOOR ABOVE THE CURRENT EXTENSION.

Location

Great Somerford is a desirable village offering a peaceful rural lifestyle while remaining well connected to nearby towns including Chippenham and Malmesbury. The area benefits from excellent transport links and access to well-regarded schooling. The village has a shop, pub and primary school.

Wilkins Lane

The property is entered via a welcoming entrance hall with access to a ground floor toilet, separate utility room with door to the outside and door into the main living spaces. A generous living room features a wood burner and space for dining furniture.

To the rear, the heart of the home is an impressive open-plan kitchen/dining room, beautifully extended to create a bright and sociable space. The kitchen is fitted with a range of floor and wall mounted units, integrated appliances, and a central island, all complemented with Quartz work surfaces. French doors open directly onto the rear garden, allowing for seamless indoor-outdoor living.

Upstairs, the first floor offers three bedrooms. Bedrooms one and two are double bedrooms with bedroom three making an ideal single bedroom or space for home working. A modern family bathroom with bath and separate walk in shower cubicle completes the first floor.

The rear garden is a particular feature, being both private and well maintained, offering a combination of raised deck seating areas, lawn, and established planting—perfect for entertaining or relaxing. there is access to the front of the home as well as gated rear access leading to the private parking for three cars.

Entrance Hall



Toilet



Lounge/Dining Room



Landing



Kitchen



Bedroom One



Utility Room



Bedroom Two



Bedroom Three



Bathroom



Garden

Parking

Tenure

We are advised by the .gov website that the property is Freehold.

Council Tax

We are advised by the .gov website that the property is band A.

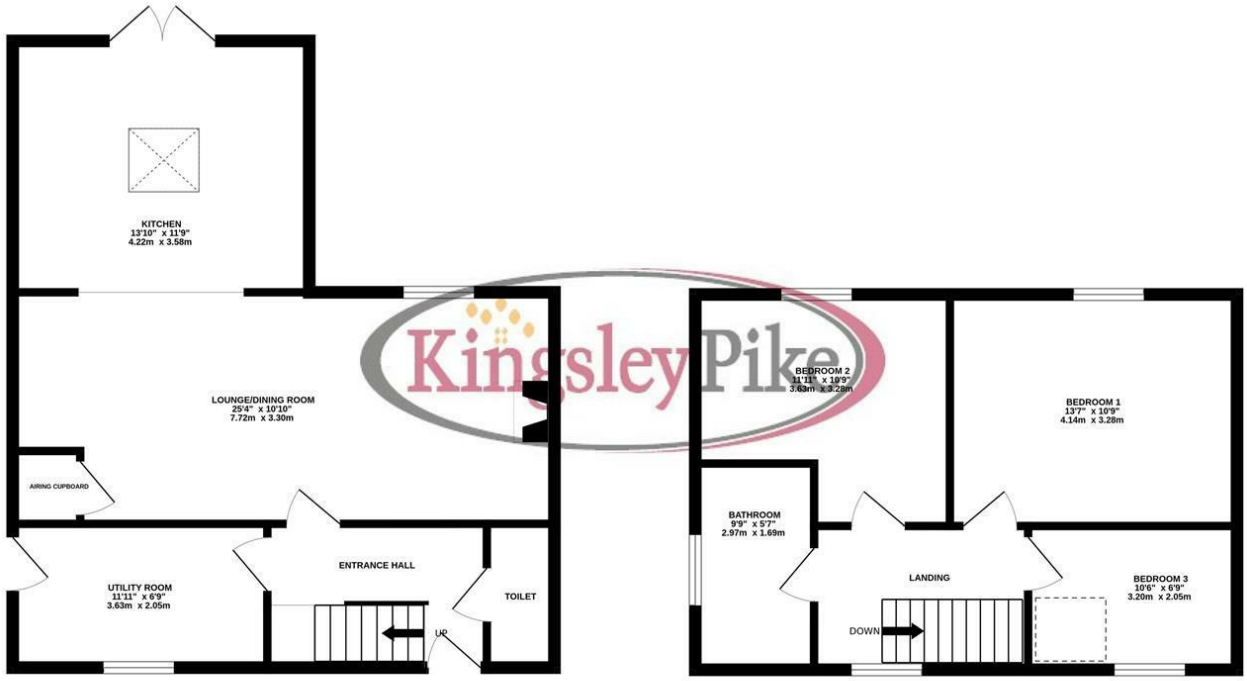
Agents Notes

A detached dwelling is in the process of being built on the separated land to the left of this home.

Floor Plan

GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.

1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.

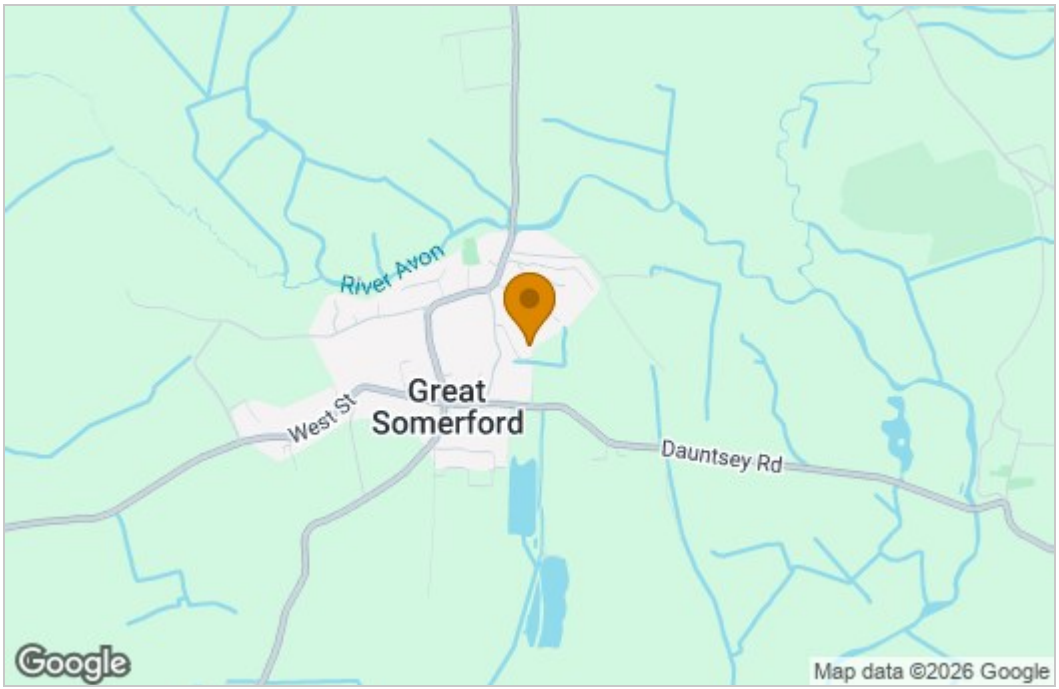


3 BEDROOM SEMI DETACHED HOUSE

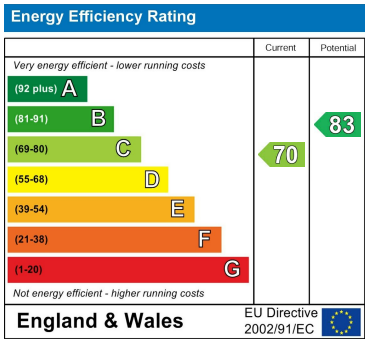
TOTAL FLOOR AREA : 1046 sq.ft. (97.1 sq.m.) approx.

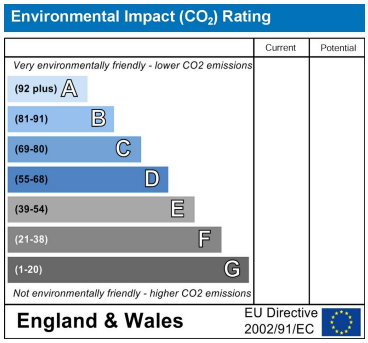
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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