



An exceptional and beautifully extended four-bedroom detached family home, enviably positioned in the heart of Chippenham, just a short walk from excellent local amenities, highly regarded schools, and the town's mainline railway station, providing direct links to London and the South West.

Offering spacious, versatile, and immaculately presented accommodation throughout, the property has been thoughtfully designed to suit modern family living. The ground floor comprises a welcoming entrance hall, a generous sitting room, separate dining room, stylish fitted kitchen, and a practical utility room. Upstairs, a spacious landing leads to an impressive principal bedroom with en-suite shower room, three further well-proportioned bedrooms, and a contemporary family bathroom.

Outside, the property continues to impress with attractive low-maintenance patio gardens to the front and side aspects, creating ideal spaces for outdoor dining and entertaining. A pathway runs along the rear boundary, while further benefits include driveway parking and an integral single garage with electric door.

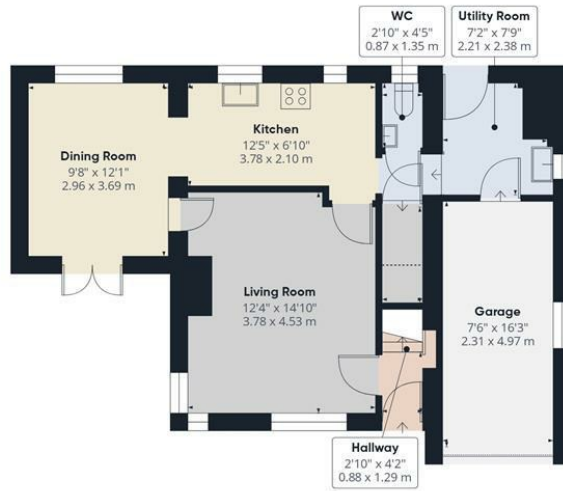
Situated along from the highly sought-after St Mary Street, the property enjoys one of North Wiltshire's most picturesque and historic settings. Renowned for its beautiful 16th-century architecture and idyllic riverside position beside the River Avon, the area offers a rare combination of charm, character, and convenience. Open parkland, scenic countryside walks, and the popular weekly parkrun are all quite literally on the doorstep.

Offered to the market with no onward chain, this outstanding home presents a rare opportunity to acquire a substantial family property in one of Chippenham's most desirable locations. Early viewing is highly recommended to fully appreciate the quality, setting, and lifestyle this superb home has to offer.

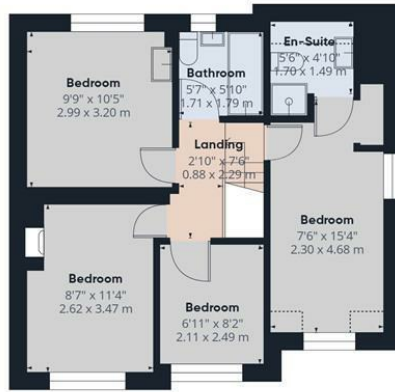
- Prime central Chippenham location
- Extended four-bedroom detached family home
- Spacious and versatile living accommodation
- Low-maintenance outdoor entertaining space
- Driveway parking and excellent commuter links
- Walking distance to mainline railway station
- No onward chain
- Principal bedroom with en-suite
- Integral garage with electric door
- Ideal family home close to schools and amenities







Ground Floor



First Floor

Approximate total area⁽¹⁾

1087 ft²
101.1 m²

Reduced headroom

20 ft²
1.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | 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 | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |

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