



📍 20A Hardenhuish Lane, Chippenham, SN14 6HN

🏠 £825,000

Cedarwood is a unique and individual four / five bedroom detached family home, offering spacious accommodation via its exceptionally versatile 'upside down' living arrangements, and benefitting from a large, private and mature rear garden, single garage, and sizeable driveway for multiple vehicles.

- Four / Five Bedroom Detached Family Home
- Spacious & Versatile, 'Upside Down' Living Arrangements
- Large Sitting / Dining Room with Balcony & Far-Reaching Views
- Dual-Aspect Kitchen / Breakfast Room
- Family Bathroom & Two En-Suite Shower Rooms
- Generous, Private, Mature Rear Garden
- Garden Office / Summer House
- Single Garage / Workshop
- Large Gravel Driveway for Multiple Vehicles
- Premium Location, Next to Reputable Secondary Schools

🏠 Freehold

🏠 EPC Rating C



A wonderful opportunity to purchase Cedarwood, a four / five bedroom detached family home, superbly positioned on one of Chippenham's most sought after and reputable roads, walking distance from the towns principal secondary schools, and short drive from J17 of the M4, and Chippenham railway station. The accommodation is spacious and well-presented, whilst the 'upside down' living arrangements provide an exceptionally versatile set up.

The accommodation is arranged over four levels, with access to the property via an external staircase to the first floor, where you are greeted by the welcoming entrance hall, family bathroom, dual-aspect fitted kitchen / breakfast room, and utility room. Up a level you will find the large sitting / dining room, with access out to the elevated balcony, with stunning, far-reaching views. Down from the main hallway is a further central hallway with french doors out to the rear patio, and a dual-aspect double bedroom on either side. Down a further level are two / three more bedrooms, two of which benefit from en-suite shower rooms. One of the bedrooms is currently being used as an office, and another as a dressing room.

Externally the rear garden is sizeable, private and fully established, with a lovely sheltered patio seating area, larger lawned area, side patio seating area, and raised flower bed section with large shed to the rear. There is a fantastic garden office / summerhouse, which benefits from power and insulation. To the front is the garage, which can also be accessed via the rear, and a large gravel driveway for multiple vehicles.

#### **Situation**

Positioned on one of Chippenham's most highly sought after roads, Hardenhuish Lane offers excellent motor commuting to the major centres of Bath, Bristol, Swindon and London via J17 of the M4, A4 and A420. Two of the town's highly reputable senior schools are both within walking distance, and situated on Hardenhuish Lane themselves. A more comprehensive range of amenities are to be found in the nearby town centre including mainline railway (London-Paddington, 65 minutes), college and sports facilities, both of which again can be accessed on foot, or by vehicle.

#### **Property Information**

Freehold

Mains Gas, Electricity, Water & Drainage

Gas Central Heating

Council Tax Band: F

EPC Rating: C



# Hardenhuish Lane, Chippenham, SN14

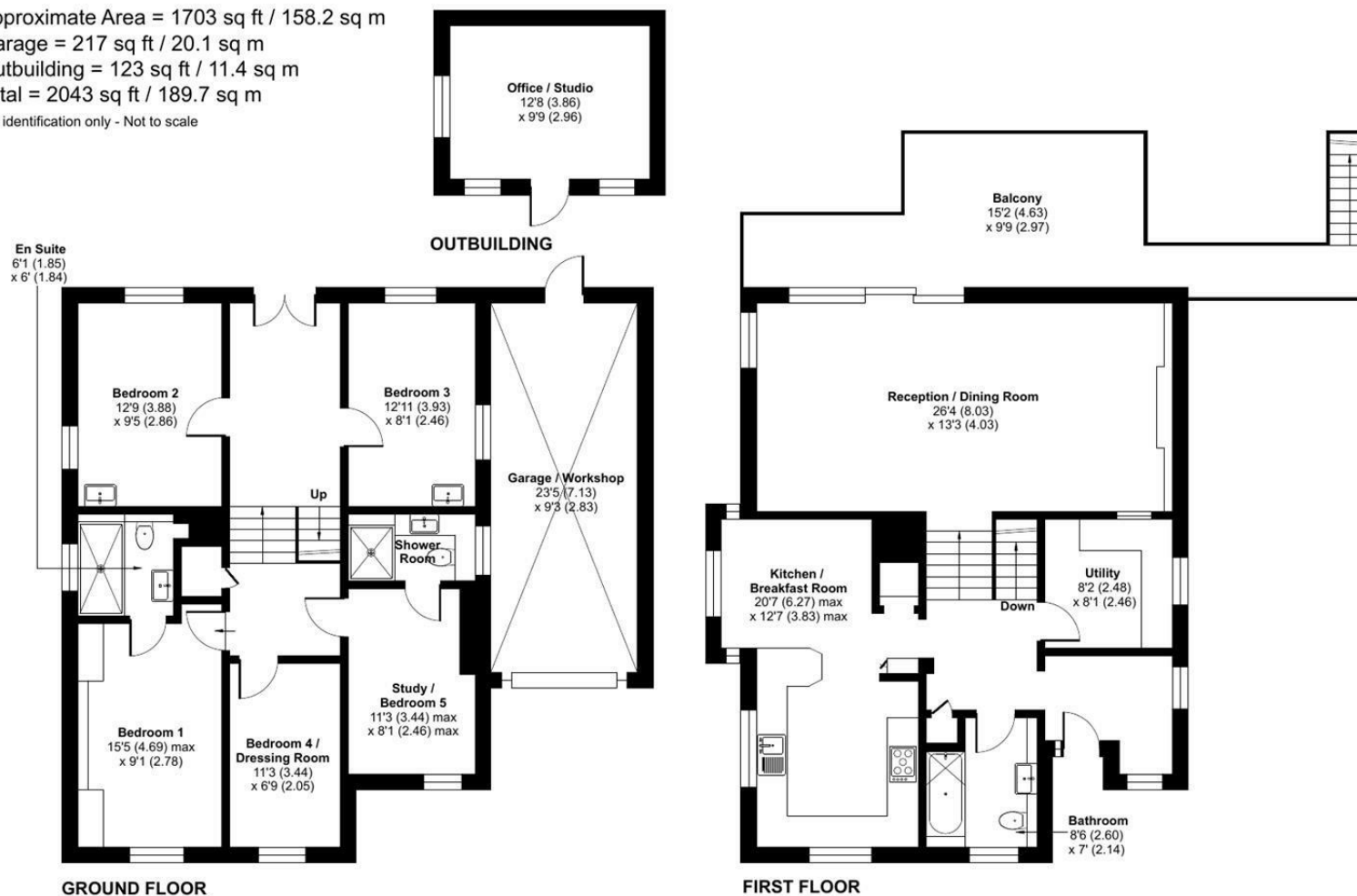
Approximate Area = 1703 sq ft / 158.2 sq m

Garage = 217 sq ft / 20.1 sq m

Outbuilding = 123 sq ft / 11.4 sq m

Total = 2043 sq ft / 189.7 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctchemcom 2026. Produced for Strakers. REF: 1435876

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