



5 Grange Close, Whitley, SN12 8QW

Guide Price **£500,000**

**DANIEL JONES**  
— PROPERTIES —



**Bedrooms:** 4  
**Bathrooms:** 2  
**Receptions:** 3 (Plus Kitchen/Dining Room)

Tucked away at the peaceful end of a highly regarded cul de sac in the heart of the thriving Village community of Whitley, this extended chalet-style bungalow offers an exceptional blend of space, versatility and tranquillity to suit upsizing families and downsizing purchasers alike. The accommodation is both generous and thoughtfully arranged, providing four well-proportioned double bedrooms across the two floors (three of which feature substantial fitted storage, and one of which has an en suite with exciting potential). The principal bathroom is impressively sized and fitted with a four-piece suite, offering both bath and separate shower facilities with no shortage of natural light, further to the sink, W.C, and heated towel rail.

A particularly useful office/play room on the ground floor benefits from dual-aspect natural light and a door opening directly onto the garden. Double doors in this office also lead into a bright sitting room at the front of the property, creating an abundance of space in which to entertain when the interconnecting doors are swung open. This sitting room is a welcoming space, centred around a working fireplace that adds warmth and charm during the cooler months and offering proportions that easily allow for flexible furniture arrangements. At the rear, a large conservatory/garden room offers further adaptable space for use as a hobbies space or a quiet retreat in which to soak up the ambience of the mature leafy garden in the presence of a good book. The heart of the home is an open-plan kitchen/dining room which extends to approximately 20 feet, forming a superb social hub with a pleasant outlook over the rear garden. Fitted with a range of appliances and ample storage within the solid wood drawers and cabinetry, this good-quality kitchen offers generous preparation space upon the neutral worktops, along with plenty of room to accommodate formal dining.



Externally, the property continues to impress with plenty of private gated driveway parking leading to a garage (with light and power) as well as two useful storage rooms, ensuring practicality for multiple vehicles and household needs. The mature gardens at both the front and rear are level and beautifully established, offering attractive planting, areas of lawn and a peaceful environment for relaxation or outdoor entertaining. Often found basking in direct sunlight throughout the day, the family-friendly gardens are accented with small mature trees and a choice of inviting seating areas.

Whitley is a highly sought-after and thriving village offering an excellent range of amenities within easy reach. Just around the corner are the renowned Pear Tree Inn & Restaurant, Whitley Convenience Store, and the popular 'Spindles' bike and coffee shop, while Lowden Garden Centre, The White Hart, and The Golden Fleece provide further welcoming places to eat, drink, and enjoy events. A local store and 'Bear Garage' in Atworth are also nearby. The towns of Corsham, Chippenham, and Melksham are a short drive away, offering direct train services, while major superstores also deliver locally. Families benefit from Daisy Chain Nursery, Snapdragons Nursery in Atworth, and Shaw Church of England Primary School within walking distance, alongside well-regarded secondary schools and further amenities in Corsham, approximately seven minutes away. For leisure, Kingsdown and Whitley Golf Club, green spaces, and play areas are close by, and a regular bus service provides access to Bath in around 25–30 minutes, traffic permitting.

#### Additional Information

Tenure: Freehold Bungalow

Council Tax Band: E

Current EPC Rating: D (64) // Potential: C (71)

Services: Mains gas radiator central heating.

Wood-burning stove.

Mains drainage supply.

Mains water supply.

Mains electricity supply.

Double glazing throughout.



Approx. Gross Internal House Area\*  
152.36 M<sup>2</sup> - 1640 Ft<sup>2</sup>  
(Excluding Garage)  
Approx. Gross Garage Area\*  
13.38 M<sup>2</sup> - 144 Ft<sup>2</sup>  
Approx. Gross Total Area\*  
165.74 M<sup>2</sup> - 1784 Ft<sup>2</sup>



Excellent value | Extensive service | Unrivalled customer care



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