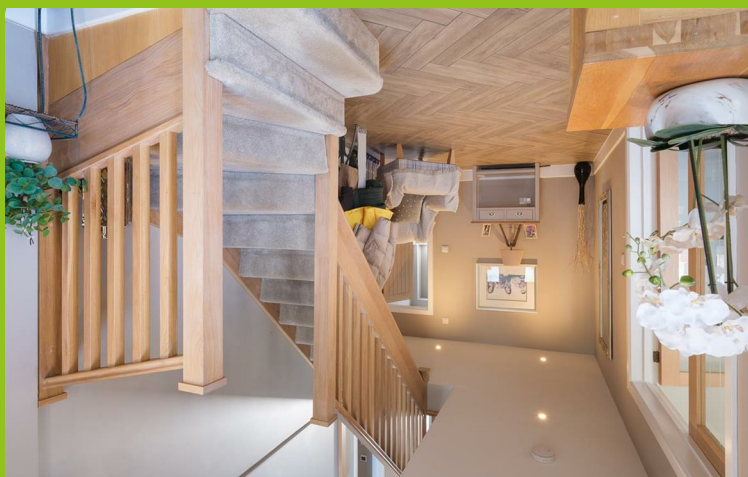
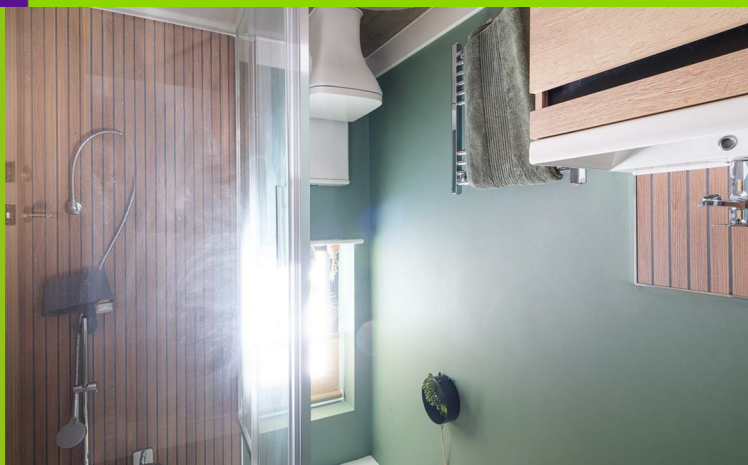




110 Malmesbury Road, Chippenham, SN15 1QE

This exceptional, individually designed detached residence presents a rare opportunity to acquire a truly outstanding modern home, ideally positioned within easy reach of the vibrant market town of Chippenham. Finished to an impeccable standard, the property boasts a refined, contemporary interior with an abundance of natural light and meticulous attention to detail throughout. Elegant oak internal doors with brass ironmongery complement the sophisticated design. At the heart of the home is a stunning kitchen, fitted with a range of contemporary wall and base units in complementary tones, alongside integrated appliances and a stylish breakfast bar—perfect for both everyday living and entertaining. The beautifully appointed bathrooms feature bespoke vanity units offering discreet storage. Further enhancing the home's appeal are sleek anthracite windows, striking herringbone flooring, and energy-efficient underfloor heating powered by an air source heat pump. Externally, the landscaped gardens provide a stylish and low-maintenance outdoor space, complete with the added convenience of an electric vehicle charging point.

Situation

Chippenham is a small market town located within the North West of Wiltshire, offering excellent commuter links due to it's proximity to the motorway and mainline train station. The property is situated near the northern edge of the town. Chippenham offers a good selection of services for day-to-day amenities, which include a leisure centre, a public library and various shops within the town centre, two out of town retail parks and array of pubs and restaurants. There is also a weekly market held within the town centre on Fridays and Saturdays (weather permitting). Whilst further afield the Georgian city of Bath provides extensive shopping and dining facilities, excellent schooling and a thriving arts scene. The Bowood Estate with its Hotel, Golf Course and Academy and Spa Resort is c.2 miles away.

Accommodation Comprising:

Ground Floor

A bright and spacious entrance hall welcomes you in, featuring a herringbone floor and an elegant oak staircase rising to the first floor. Oak glazed double doors lead through to a generous dual-aspect sitting room, complete with a built-in media wall incorporating an electric fire and stylish display alcoves.

The kitchen is fitted with a range of contemporary wall and base units in complementary tones, along with integrated appliances and a breakfast bar, creating a sociable and inviting space ideal for entertaining. There is also ample room for a dining table. Flowing seamlessly from the kitchen is a stunning, substantial orangery with a vaulted ceiling that enhances the sense of space. Skylights and bifold doors open onto the garden seating area, making it perfect for enjoying summer days.

Additional features include a practical utility room and a convenient downstairs cloakroom. A ground floor bedroom benefits from its own ensuite shower room, making it ideal for guests.

First Floor

The first floor boasts an impressive principal bedroom suite, complete with a dressing room and a stylish ensuite bathroom featuring a separate shower cubicle. In addition, there are two further double bedrooms, a useful walk-in boiler room offering storage, and a well-appointed family bathroom, also with a separate shower cubicle.

c.4 miles providing access to Swindon, Reading and London. Bristol airport is only c.26 miles (approximately 1hr) to the west while Heathrow is c.71 miles (approximately 1hr 20 mins) to the east.

Education

There are a number of highly respected public schools in the area including Marlborough College, Dauntsey's School, St Mary's Calne and Stonar School, not forgetting the excellent schools in Bath including Prior Park College and the Royal High School. Excellent prep schools include St Margaret's in Calne and Pinewood. Chippenham also provides very good state education including Hardenhuish, Sheldon and Abbeyfield School.

Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the right hand lane and bear right into Park Lane. Take the left turn at the traffic lights turn into Malmesbury Road. Proceed past John Coles Park and continue on this road. The property can be found shortly after the turning to Long Ridings on the left hand side.

GOODMAN WARREN BECK

64 Market Place
Chippenham, Wiltshire SN15 3HG
Tel 01249 444449 | Fax 01249 448989
Email info@goodmanwb.co.uk

Price Guide £925,000

Gardens & Parking

The property benefits from ample driveway parking for multiple vehicles, complete with an electric vehicle charging point. A stone wall with privacy hedging enhances the sense of seclusion, alongside a well-maintained area of lawn. Gated access leads through to the rear garden.

The rear garden features a paved seating area, ideal for outdoor dining and entertaining leading onto a lawned garden. Additional features include a timber storage shed and a pathway of stepping stones providing access to the rear. The garden is fully enclosed by a combination of walling and timber fencing, offering both privacy and security.

Accommodation Summary

Ground Floor:

- Reception Hall
- Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Orangery
- Bedroom
- Ensuite Shower Room

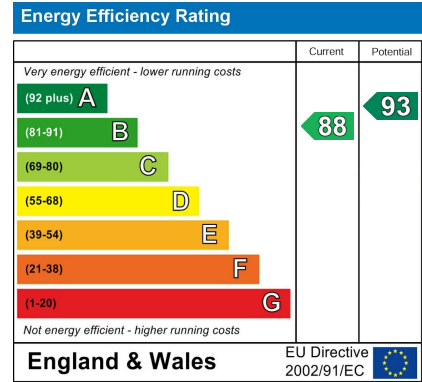
First Floor:

- Master Bedroom Suite with Dressing Room and Ensuite Bathroom with Separate Shower
- A Further Two Bedrooms
- Bathroom with Separate Shower

Road and Rail Links

Road and rail links are excellent. Chippenham railway station is c.1 mile away providing regular services to London Paddington in approximately 70 minutes, Bristol Temple Meads in 28 minutes and Bath Spa in 15 minutes. Heading west on the M4, junction 17 is c.10 miles providing easy access to Bristol and the West Country. Heading east junction 16 of the M4 is

ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold



Illustration for identification purposes only, measurements are approximate, not to scale. (ID1283334)

DISCLAIMER: 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 firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)