



30 Marshfield Road, SN15 1JX

Guide Price £550,000

DANIEL JONES
— PROPERTIES —



Bedrooms: 6
Bathrooms: 3
Receptions: 2

A handsome Grade II listed double-fronted house offering over 2,100 square feet of beautifully renovated accommodation arranged across three floors. Lovingly improved by the current owners over the past five years and offered for sale with no onward chain, this highly versatile home provides as many as six double bedrooms, three bathrooms, generous reception rooms and a wonderfully private garden, all within a short stroll of central Chippenham.

The welcoming entrance hall, with flagstone flooring and useful storage, leads to a high-quality shaker-style kitchen fitted with premium Dekton worktops, a Belfast sink, integrated appliances and views over the garden. A separate utility room provides additional storage, appliances and worktop space, while a stylish ground floor shower room is ideally positioned for everyday family life. The spacious dining room retains original cupboards and a working fireplace, while the impressive dual-aspect sitting room extends to almost 23 feet, showcasing exposed beams and a charming fireplace.

The first floor offers four generous double bedrooms, including an excellent principal bedroom, alongside a beautifully appointed family bathroom with twin basins, a bath and quality fittings. A useful study and extensive built-in storage further enhance the accommodation. The second floor provides two further double bedrooms and a spacious landing, offering flexibility for guest accommodation, a home office or playroom.



Outside, the property enjoys a mature, enclosed south-facing garden with lawn, established planting and two useful outbuildings offering storage and potential for improvement, subject to the necessary consents. While there is no private parking, on-street parking is available, and the current owners rent spaces in a nearby gated car park.

Ideally positioned within central Chippenham, the property is within easy walking distance of the town centre, mainline railway station, excellent schools, supermarkets, parks, leisure facilities and a wide range of cafés, restaurants and sporting amenities. The M4 is also easily accessible, while nearby countryside attractions, including Castle Combe, Lacock and Bowood, provide excellent opportunities for recreation.

Additional Information:

Tenure: Freehold Grade II Listed End-Terrace House

Council Tax Band: E

EPC Rating: *EXEMPT (LISTED)*

Services:

Mains gas fired radiator central heating

Open fireplace

Mains electricity supply

Mains water supply

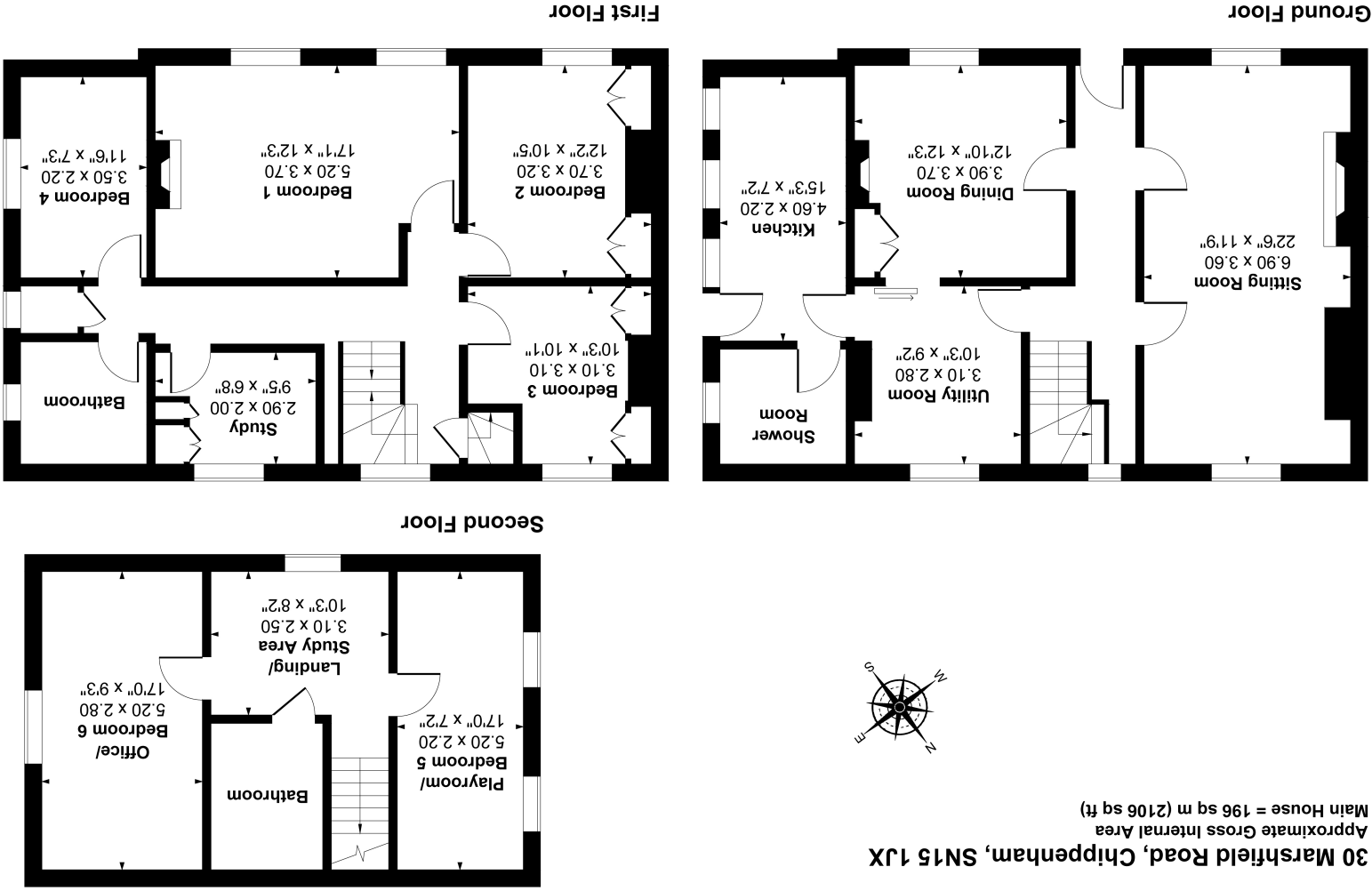
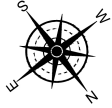
Mains drainage

Predominantly single glazed windows

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Approximate Gross Internal Area
Main House = 196 sq m (2106 sq ft)



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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.



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