





📍 12 Lime Trees, Christian Malford, Chippenham, SN15 4BN

🏠 £750,000

A wonderful opportunity to purchase an extended, and fully renovated, four bedroom, three bathroom, three reception room, detached family home, with large rear garden, and generous driveway; superbly positioned in a quiet corner of a popular cul-de-sac within the highly sought after Christian Malford.

- Substantial Detached Family Home
- Extended & Beautifully Presented Accommodation
- Four Bedrooms, Principal Bedroom with Stunning En-Suite
- Exceptional Kitchen with Island, Quartz Surfaces & Integrated Appliances
- Three Reception Rooms
- Family Bathroom & Downstairs Shower Room
- Large, Private Rear Garden
- Generous Driveway for Multiple Vehicles
- Superb Posiiton in Corner of Quiet Cul-De-Sac
- Premium Village Location

🗝️ Freehold

🏠 EPC Rating D





Superbly positioned in a quiet corner of a popular cul-de-sac, in the highly sought after village of Christian Malford, is this exceptional four bedroom detached family home. The property has been extended, and significantly improved by the current owners, to create a high-specification home, that is spacious and highly versatile; perfect for the demands of modern family life.

The accommodation is arranged over two levels, and briefly comprises; entrance hall, modern downstairs shower room, large sitting room with wood burning stove and french doors, large 22ft dining room with french doors, further reception room / garden room with wonderful roof lantern, stunning kitchen / breakfast room with island, quartz worktops and integrated appliances, making it the social heart of the house, utility room, generous principal bedroom with fitted wardrobes and superb en-suite bathroom, with stand alone bathtub and separate shower; to the ground floor.

There are three further bedrooms, two of which are doubles and benefit from built-in wardrobes, and the family bathroom, on the first floor.

Externally the property offers a large rear garden, laid predominantly to lawn, with a wonderful patio seating area. The patio area extends to the side of the property, housing two garden sheds, and providing side access to the front, where there is a generous driveway for multiple vehicles.

**Situation**

Christian Malford is considered to be one of the most sought after villages in North Wiltshire, mentioned in the Domesday book, and has a 13th Century Church, primary school and a village shop with Post Office. There is also a village hall and recreation area, together with a number of good eating pubs within a ten mile radius. Malmesbury and Chippenham cater for everyday shopping requirements, with the latter also providing trains to Paddington in just over an hour. The village is conveniently located for the M4 motorway network giving access to London, Bristol, Bath and Swindon.

**Property Information**

Council Tax Band: F

Tenure - Freehold

Services - Mains Electricity, Water & Drainage

Oil Fired Central Heating

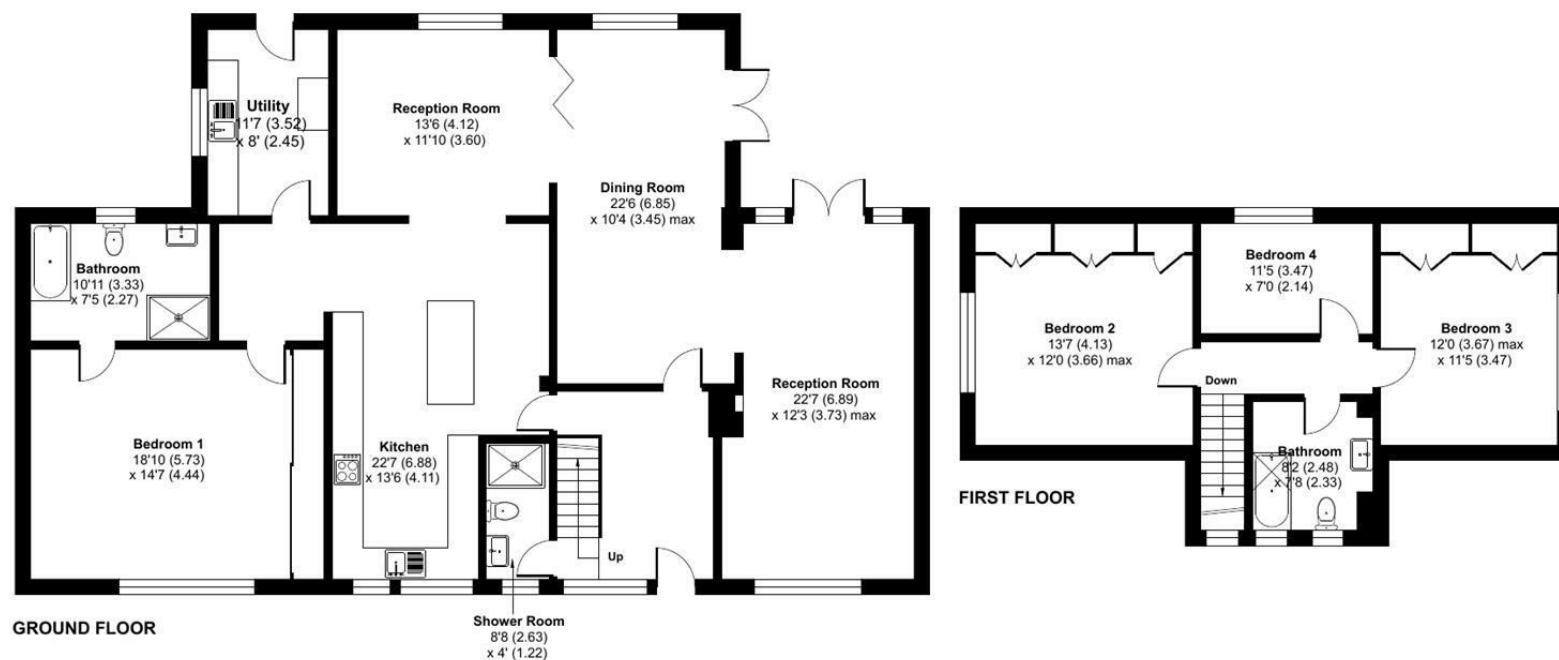
EPC Rating: D



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Approximate Area = 2250 sq ft / 209 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). © nitchecom 2026. Produced for Strakers. REF: 1406113

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