

# 28 The Causeway, Chippenham, SN15 3DB

A double fronted four/five bedroom Grade II listed cottage in the heart of town with flexible accommodation arranged over three floors and with the benefit of an enclosed garden and double car port to the rear. The property retains a wealth of character with exposed beams, stone walls and fireplaces and comprises of a dual aspect sitting room with French doors to the garden, separate dining room, kitchen/breakfast room, utility room and conservatory on the ground floor. The first floor offers three bedrooms (one currently used as a dressing room) and a well appointed shower room whilst the top floor boasts two further bedrooms and a cloakroom. To the rear is an enclosed garden enjoying a good degree of privacy and access to the double car port providing off road parking.

## Situation

The property is situated in The Causeway close to the bustling Market Place and town centre offering a wide range of amenities. A short walk away is the River Avon and Monkton Park with riverside walks, cycleways and a nine hole golf course. Pedestrian access leads on through to the mainline railway station linking to the Georgian City of Bath, the commercial centres of Bristol and Swindon as well as London Paddington in just over an hour. M4 J.17 is c.5 miles north of Chippenham.

## Accommodation Comprising:

Wooden Entrance Door to:

### Entrance Porch

Under stairs storage cupboard. Tiled flooring. Opening into:

### Entrance Hall

Radiator with decorative cover. Stairs to first floor exposed wood panelling. Engineered oak flooring. Exposed Bath stone wall. Door to:

### Cloakroom

Window to rear. Wash basin with chrome mixer tap and cupboard under. Engineered Oak flooring.

### Sitting Room

Secondary double glazed sash window to front. Two radiators with decorative covers. French doors to garden. Fitted corner display cabinet. Large open fireplace with stone chimney breast and exposed beam. Exposed Bath stone wall. Wealth of exposed beams.

### Dining Room

Stone mullion window to front and stone mullion window to side with window seat. Feature open fireplace with built-in cupboard to the side. Radiator with decorative cover. Engineered oak flooring.

## Second Floor Landing

Doors to:

### Bedroom Three

Window to rear. Radiator. Wealth of exposed beams. Full width built-in cupboards.

### Bedroom Four

Window to rear. Radiator. Exposed beams. Built-in cupboard.

### WC

Window to rear. Pedestal wash basin with tiled splash backs. Low level WC.

### Outside

### Rear Garden

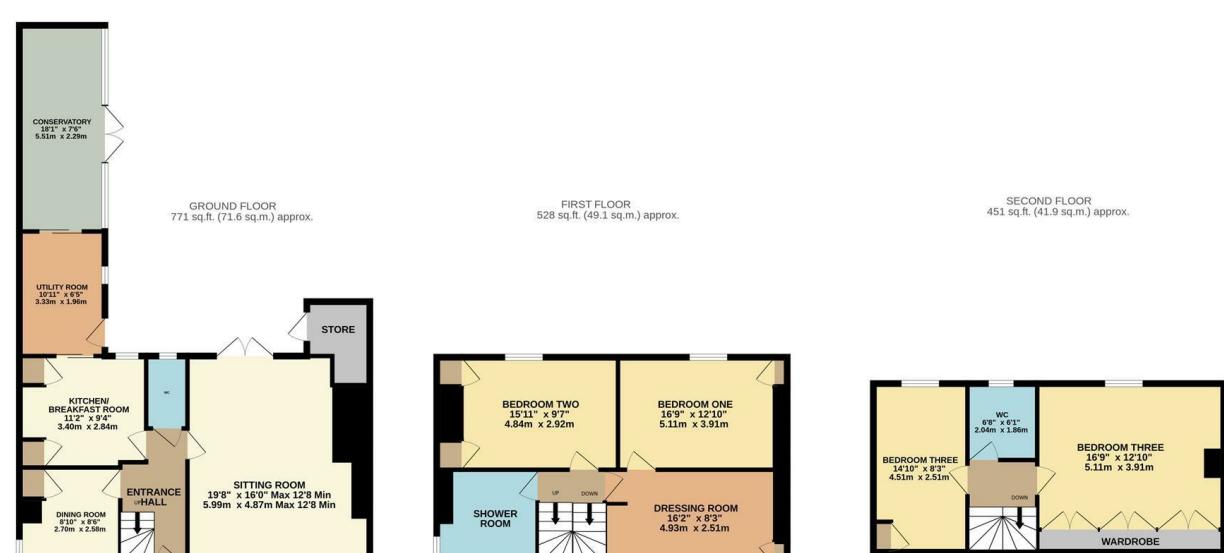
Enclosed garden enjoying a good degree of privacy. Paved with raised borders stocked with a range of flowers and shrubs. Garden store. Outside tap. Path and gated access leading to:

### Double Carport

Providing covered parking for two vehicles.

### Directions

From the Market Place proceed along The Causeway where the property will be found on the left hand side.



## ENERGY PERFORMANCE GRAPHS

Council Tax Band: E

Tenure: Freehold

## GOODMAN WARREN BECK

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Price Guide £500,000

### Kitchen/Breakfast Room

Window to rear. Solid wood work surfaces with inset one and a half bowl single drainer ceramic sink unit with mixer tap. Range of drawer and cupboard base units. Matching wall mounted cupboards. Integrated fridge and dishwasher. Gas cooker point. Feature fireplace with units inset and cupboards to either side.. Exposed stonework with display nook. Ceiling beams. Engineered oak flooring. Sliding door to:

### Utility Room

Stable door to side. Solid wood work surfaces with inset double bowl ceramic sink unit with mixer tap. Range of drawer and cupboard base units with pull out baskets. Matching wall mounted cupboards. Space and plumbing for automatic washing machine. Space for freezer. Cupboard housing gas fired combination boiler. Sliding door to:

### Conservatory

Secondary double glazed with French doors to garden. Tiled flooring. Exposed wall.

### First Floor Landing

Window to front. Stairs to second floor. Exposed panelling. Doors to:

### Bedroom One

Window to rear with window seat. Radiator with decorative cover. Built-in cupboard. Ceiling beam.

### Dressing Room/Bedroom

Two sash windows to front. Feature open fireplace. Built-in cupboard.

### Bedroom Two

Window to rear with window seat. Feature open fireplace. Two built-in cupboards. Radiator with decorative cover.

### Shower Room

Stone mullion window to front. Stone mullion window to side with window seat. Radiator with decorative cover. Fully tiled shower cubicle. Pedestal wash basin. Close coupled WC. Bidet. Tiling to principal areas. Wood laminate flooring.