



**Plot 6 Malford Farm Court, Chippenham, SN15 4FJ**

**£765,000**

**\*\*\*NEW BUILD\*\*\*** Fabulous Detached Bungalow with converted loft. Accommodation comprising Three bedrooms and three bathrooms. Main open plan living area with fitted kitchen, further reception room. Enclosed garden to the rear offering a good degree of privacy. To the front a driveway provides off road parking and access to the garage.

## The Location

The sought after village of Christian Malford is located south of the M4 motorway less than four miles from Junction 17 and less than 6 miles from Chippenham with its mainline train serving London Paddington and Bristol. The village offers a Local Shop with a Post Office, Public house 'The Rising Sun', 13th Century Church, Recreation Ground with pavilion and a well regarded Primary School. The village also supports a number of Organisations and Clubs.

## The Property & Accommodation

Plot 6 is the last home to be released on this development from new. Built by locally based B2 Building Services this is a stunning three bedroom detached bungalow with converted loft. Accommodation briefly comprises: Hallway, open plan living area with fitted kitchen, bi fold doors opening to the garden, ground floor main bedroom with en suite, further reception room, the converted loft space provides two further bedrooms, both with en suite and an office.

## Agents Notes

Photo Voltaic panels, Air source heat pump for central heating and hot water. There will be a private residents Management Company set up once all properties have been completed, there is mains water and electricity, private drainage system linking to the mains. An insurance backed Chartered Surveyors Certificate will cover structural defects.

## Outside

There is a garden laid mainly to lawn with a number of young trees, patio area. To the front there is a driveway providing off road parking and access to the garage.

## Council Tax Band

To Be Confirmed.

## Tenure

Freehold.

## Open Plan Living Room



## Kitchen



## Utility



## En Suite



## Reception



## Landing



## Bedroom One



## Bedroom Two



**En Suite**



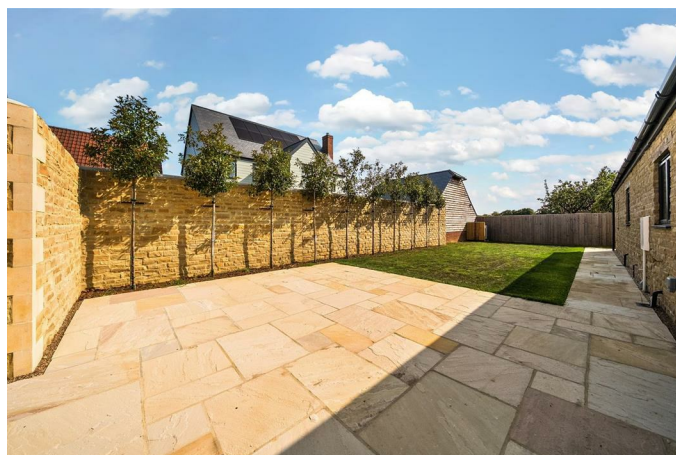
**Office**



**Bedroom Three**



**Garden**



**En Suite**



# Floor Plan

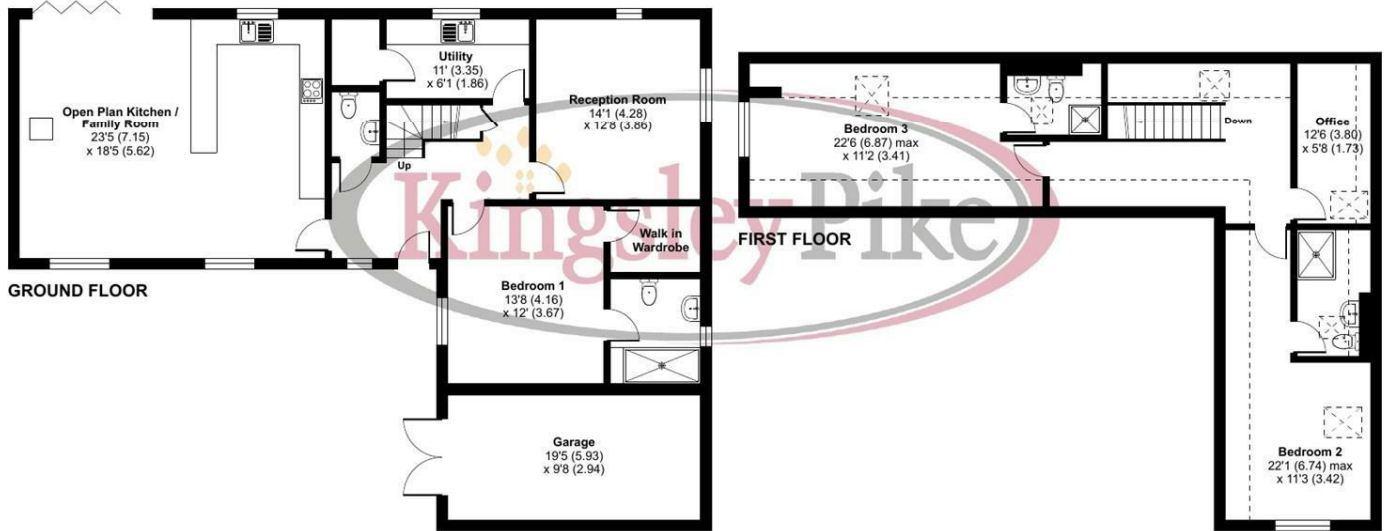
## Main Road, Christian Malford, Chippenham, SN15

Approximate Area = 1696 sq ft / 157.5 sq m  
 Limited Use Area(s) = 266 sq ft / 24.7 sq m  
 Garage = 188 sq ft / 17.4 sq m  
 Total = 2150 sq ft / 199.6 sq m

For identification only - Not to scale

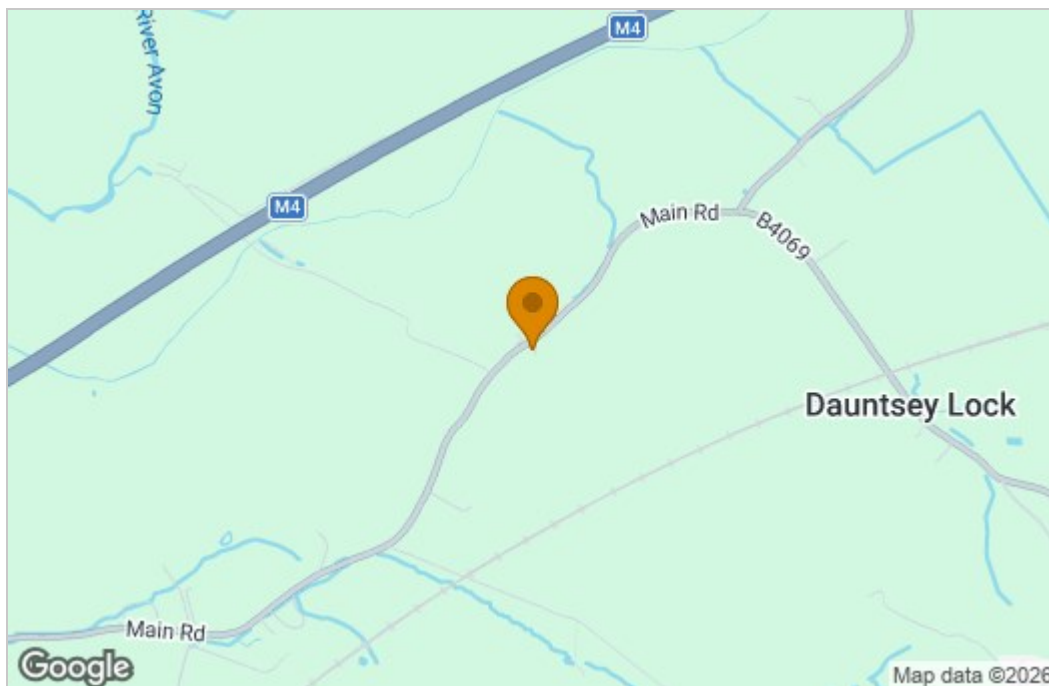


Denotes restricted head height

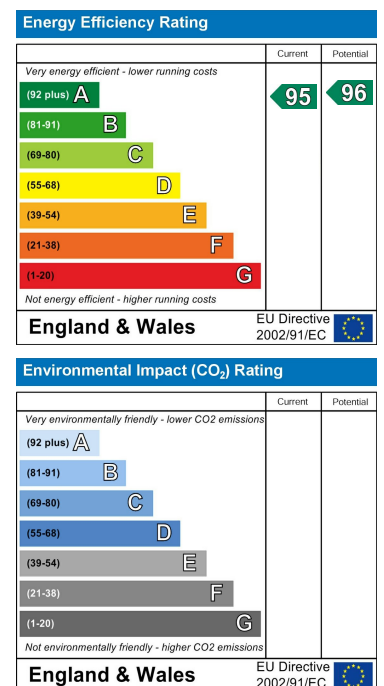


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Kingsley Pike. REF: 1341829

# Area Map



# Energy Efficiency Graph



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