



Nestled on the desirable Plantation Road in Chippenham, this impressive detached family home offers a remarkable blend of space, comfort, and modern living. Spanning three generous floors, the property boasts five reception rooms, providing ample flexibility for family gatherings, entertaining guests, or creating your own personal retreat.

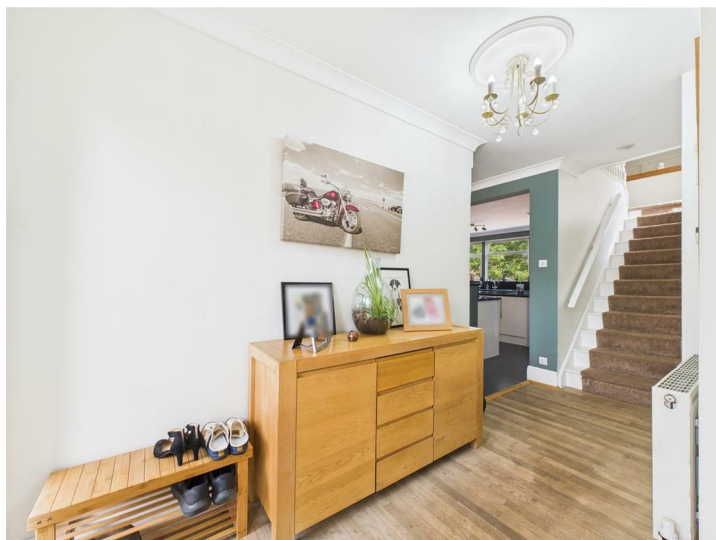
The home features three well-appointed bedrooms and a contemporary bathroom, ensuring that both comfort and style are at the forefront of your living experience. The modern kitchen is a delight, designed to cater to all your culinary needs while maintaining an inviting atmosphere.

One of the standout features of this property is the impressive games room, complete with bi-folding doors that open up to the beautifully landscaped garden. This seamless connection to the outdoors enhances the living space, making it perfect for summer gatherings or simply enjoying the tranquil surroundings. Additionally, the property includes extra rooms that can be utilised as office space, ideal for those who work from home or require a quiet area for study.

Parking is never a concern here, with space for up to five vehicles, complemented by a large detached garage and a store/workshop at the rear. This practical aspect is a significant advantage for families or individuals with multiple vehicles or hobbies.

The well-maintained garden is a true highlight, featuring an impressive Olympic swim spa that promises endless enjoyment and relaxation. This outdoor oasis is perfect for both leisure and exercise, making it a unique addition to the property.

- Impressive Family Home
- Impressive Games Room
- Large Detached Garage and Workshop
- Snug plus Separate Living Room
- Close to Local Schools and Amenities
- Superb Flexible Living Accommodation based over Three Floors
- Office Space
- Modern Kitchen & Bathroom
- Plenty of Parking
- Landscaped Rear Garden with Impressive Olympic Swim Spa







Ground Floor



First Floor



Second Floor



Approximate total area<sup>(1)</sup>

2217 ft<sup>2</sup>  
205.9 m<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	74
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing