



## **Woodland House Old Hardenhuish Lane, Chippenham, SN14 6HH**

**£840,000**

Located on the Western side of Chippenham, offering excellent road access to the M4 motorway Jct. 17 and also the Town Centre with Main Line rail to London Paddington, a well presented, individual five bedroom, three en suite detached home. The property is situated in one of Chippenham's Prime locations close to well regarded Secondary schools Sheldon and Hardenhuish. To the rear there is a garden laid mainly to lawn with composite deck and gazebo, there is also a hot tub. To the front there is a driveway providing off road parking and access to the double garage and double stable.

## Reception Hall



Front door into entrance hallway, two double glazed windows, staircase with glazed slips to first floor, radiator, under stairs cupboard.

## Cloakroom

Double glazed window, W.C, hand basin with cupboard under, radiator.

## Living Room



Double glazed window, double glazed patio doors to garden, fireplace, two radiators.

## Dining Room



Double glazed window, double glazed patio doors, radiator.



## Study



Double glazed window, radiator.

## Fitted Kitchen



Double glazed window, opening to the Orangery, work tops with a range of cupboards and drawers, inset ceramic sink, inset electric hob with cooker hood, fitted electric oven, radiator, integrated fridge, radiator, underfloor heating.



**Utility**

Double glazed side window, door to boot room, work top with ceramic sink, plumbing and space for washing machine, space for fridge/freezer, radiator.

**Orangery**



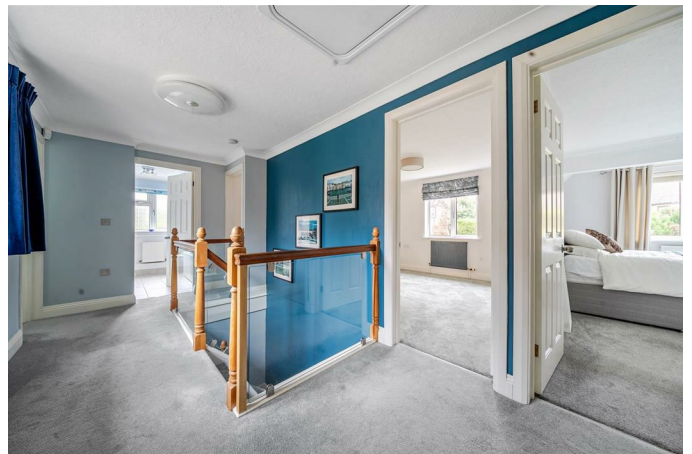
Double glazed bi fold doors to garden, lantern roof electronic vent, electric under floor heating.



**Boot Room**

Door to rear and door to garage.

**Landing**



Double glazed window, radiator, access to loft which is part boarded and has a light.



### Bedroom One



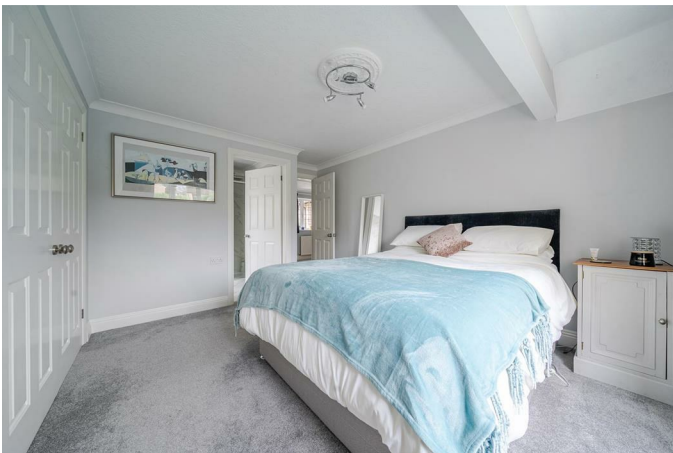
Three double glazed windows, two radiators, walk in wardrobe, door to wet room.

### Wet Room



Electric Velux window with rain sensor, walk in shower with glazed screen, hand basin with cupboards under and to the side, W.C, vaulted ceiling, radiator.

### Bedroom Two



Double glazed window, radiator, built in wardrobes, door to en suite.

### En Suite



Double glazed window, separate fully tiled shower cubicle, panelled bath, W.C, hand basin with cupboards under.

### Bedroom Three



Double glazed window, radiator, wardrobes, door to en suite

### En Suite

Panelled shower cubicle, hand basin, W.C

### Bedroom Four



Double glazed window, radiator, wardrobes.

## Bedroom Five



Double glazed window, radiator, wardobes.

## Family Bathroom



Double glazed window, panelled bath with mixer/spray shower, hand basin, radiator, built in cupboard.

## Outside

### Rear

Enclosed garden with lawn and patio - hot tub, deck and gazebo, tap, gated side access.



## Front



To the front there is a driveway providing ample off road parking, five bar gate and access to the double garage.

Stable: There are two stables providing useful storage, power and light.



## Double Garage

Electric doors, power and light, wall mounted boiler, radiator, over eaves storage, inspection pit, tap.

## Tenure

GOV.UK advise Freehold.

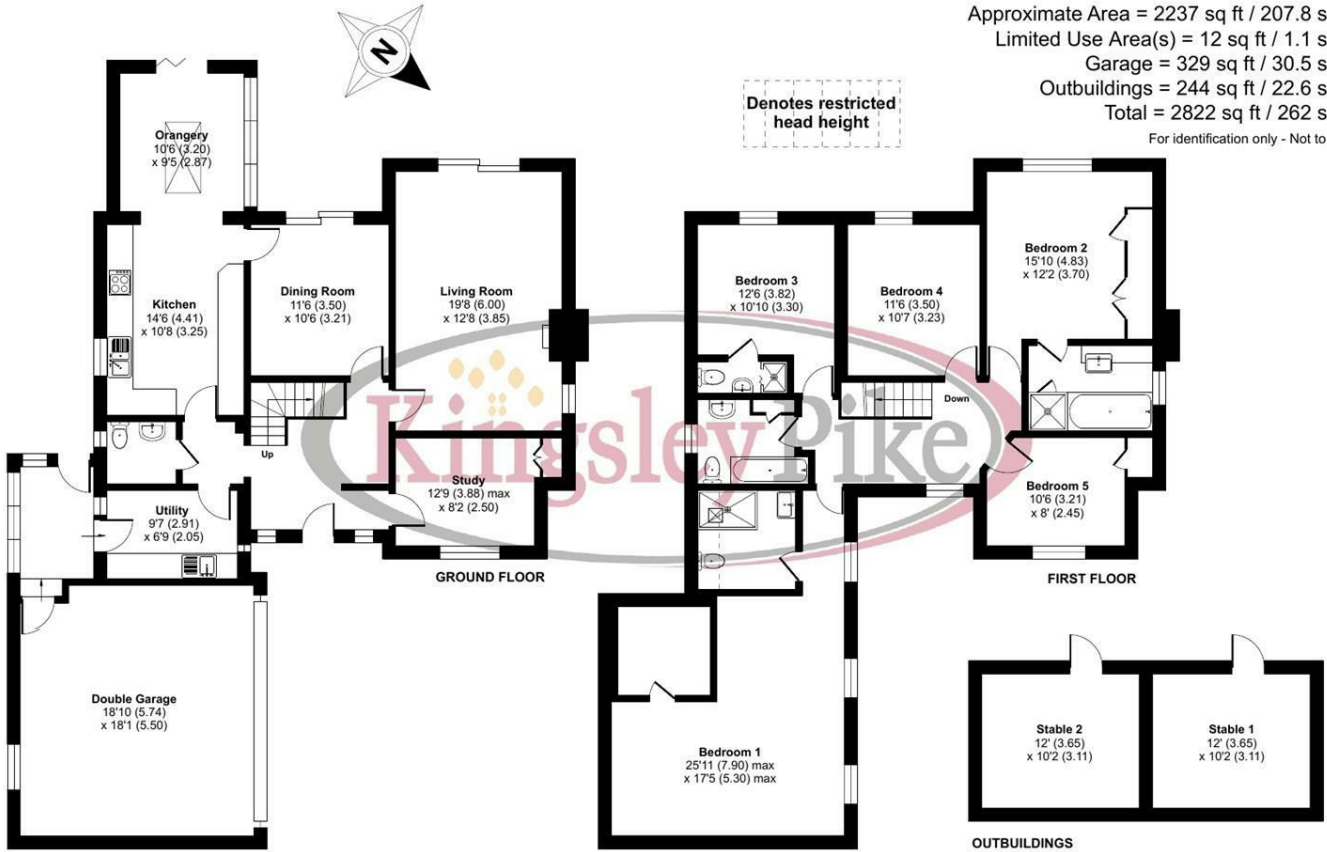
**Council Tax Band**

GOV.UK advise Band F.

# Floor Plan

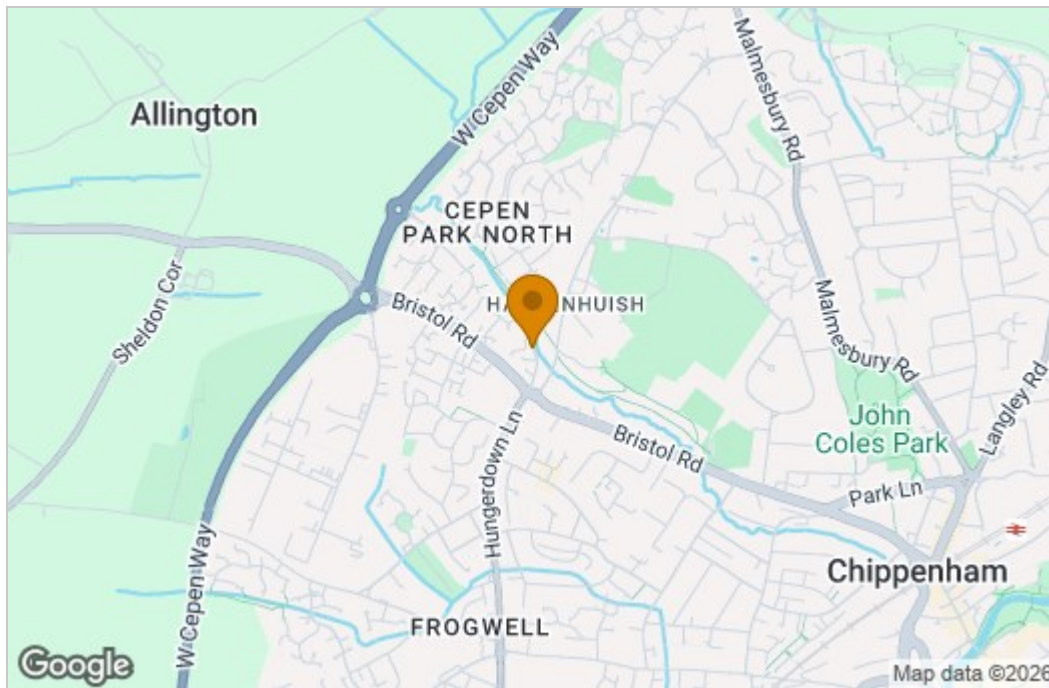
## Old Hardenhuish Lane, Chippenham, SN14

Approximate Area = 2237 sq ft / 207.8 sq m  
 Limited Use Area(s) = 12 sq ft / 1.1 sq m  
 Garage = 329 sq ft / 30.5 sq m  
 Outbuildings = 244 sq ft / 22.6 sq m  
 Total = 2822 sq ft / 262 sq m  
 For identification only - Not to scale

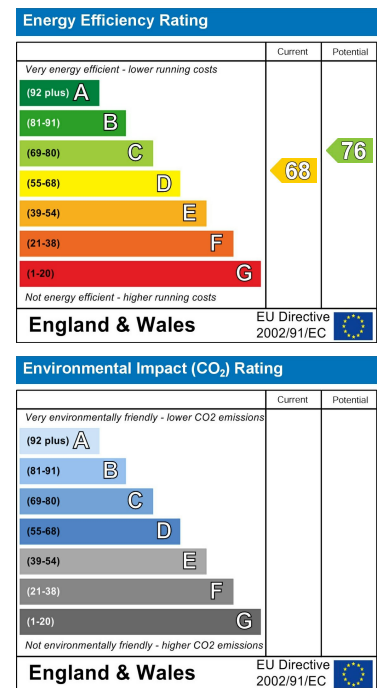


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checom 2026. Produced for Kingsley Pike. REF: 1430043

# Area Map



# Energy Efficiency Graph



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