



📍 8 Chippenham Road, Marshfield, South Gloucestershire, SN14 8NY

🔗 Offers In Excess Of £550,000

An exceptional opportunity to acquire a beautifully extended four-bedroom semi-detached family home, enjoying ample driveway parking and a superb enclosed rear garden, all set within the highly desirable village of Marshfield.

- Highly Sought After Village Location in Marshfield
- Extended Four Bedroom Semi Detached Family Home
- Spacious and Versatile Accommodation Throughout
- Impressive Sitting room with Bi-Fold Doors
- Additional Reception Room Ideal as a Home Office, Playroom, Snug or Fifth Bedroom
- Well Appointed Kitchen/Breakfast Room
- Beautiful Bathroom
- Ample Driveway Parking for Several Vehicles
- Generous Enclosed Rear garden, Ideal for Families and Entertaining
- Excellent Access to Bath, Bristol and the M4 Motorway

🏠 Freehold

🏠 EPC Rating



An exciting opportunity to acquire an extended four-bedroom semi-detached home with ample driveway parking and a generously sized enclosed rear garden, pleasantly situated within the highly sought-after village of Marshfield.

The well-presented accommodation is both spacious and versatile, comprising a welcoming front porch leading into a dining area that flows seamlessly into the sitting room. This impressive living space benefits from bi-fold doors opening onto the rear garden, creating an ideal environment for both family living and entertaining.

Accessed from the sitting room is a versatile additional reception room, currently utilised as a home office but equally suited as a playroom, snug, or fifth bedroom-perfect for multi-generational living. Adjoining this room is a useful utility room, which has the necessary plumbing in place to create an en-suite shower room, subject to the completion of cosmetic finishing works.

The ground floor is completed by a well-appointed fitted kitchen/breakfast room, offering ample storage and workspace.

To the first floor are four well-proportioned bedrooms and a lovely family bathroom plus landing study area. A section of the landing and the principal bedroom benefit from attractive vaulted ceilings, enhancing the sense of space and character throughout the home.

Externally, the property benefits from generous front and rear gardens, predominantly laid to lawn, and a substantial driveway providing parking for several vehicles. The impressive rear garden is a particular highlight, offering excellent space for children's play, outdoor entertaining, and relaxation.

Occupying a desirable village location, the property is within walking distance of the local primary school and village amenities, while offering excellent access to Bath and the M4, making it ideal for families and commuters alike.

#### **Situation**

Marshfield is a vibrant village offering easy, level access to everyday amenities. Designated as a Conservation Area, the charming and unspoilt High Street is lined with attractive period homes and features a range of local facilities, including a village shop with post office, a tearoom, and a community centre. The village benefits from a well-regarded primary school, along with access to the excellent range of schools available in nearby Bath. Residents also enjoy a selection of popular public houses, a village church, and a GP surgery, all contributing to the area's strong sense of community. Conveniently located approximately eight miles north of Bath, the village offers excellent transport links. The A420 provides straightforward access to Bristol and Chippenham, while rail services to London Paddington are available from nearby stations. The M4 motorway (Junction 18) is also within easy reach.

#### **Property Information**

Council Tax Band; B

Tenure; Freehold

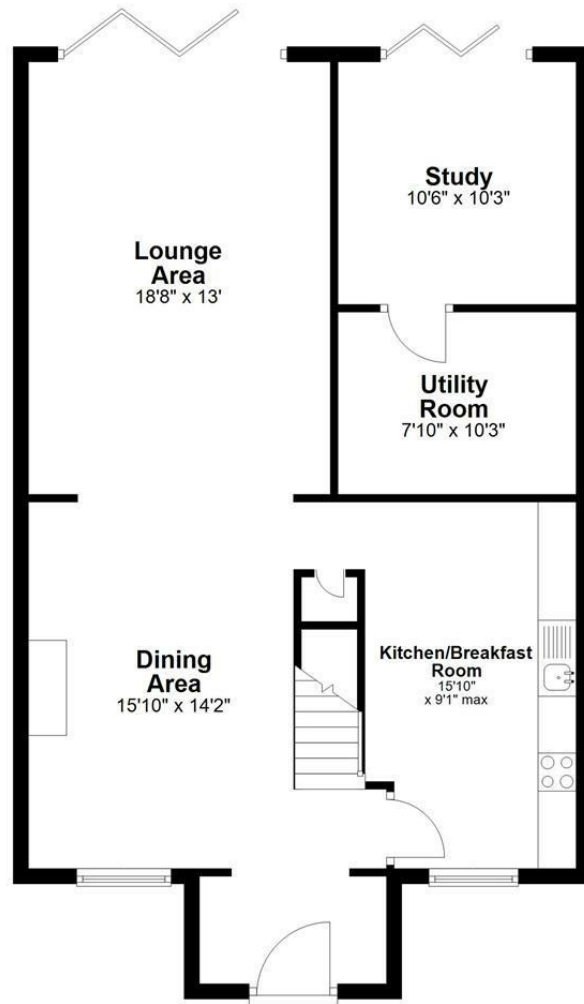
Services; Mains Water, Drainage, Gas and Electricity

Gas Central Heating

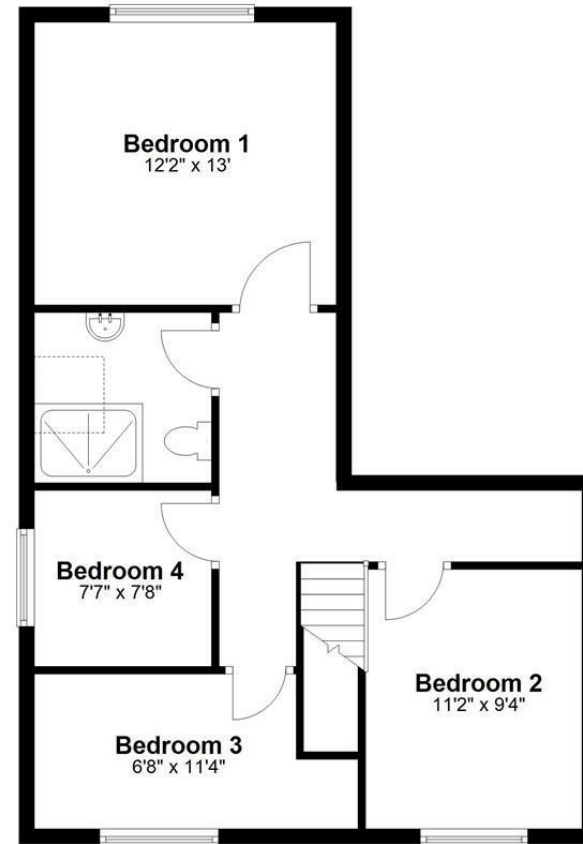
EPC Rating; tbc



**Ground Floor**  
Approx. 862.1 sq. feet



**First Floor**  
Approx. 607.9 sq. feet



Total area: approx. 1470.0 sq. feet

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.