



📍 Gratton House, Hardenhuish Lane, Chippenham, Wiltshire, SN14 6HS

💷 £925,000

An exceptional four bedroom detached family home, occupying a highly desirable position on Hardenhuish Lane, with accommodation that has been transformed by the current owners through an extensive programme of extension, remodelling and considered refurbishment, whilst also benefitting from wrap-around gardens, ample off-road parking and separate studio / salon.

- Four Double Bedroom, Detached Family Home
- Sympathetically Extended, Remodelled & Improved
- Spacious, Versatile & Contemporary Accommodation
- Spectacular Kitchen / Dining / Family Area with 2 Sets of Bi-Folding Doors
- Formal Sitting Room with Further Snug / Office
- Cloakroom & Utility Room
- Two En-Suite Shower Rooms Plus Family Bathroom
- Wrap-Around Gardens & Gated Driveway Parking
- Superb Detached Salon / Studio / Workspace
- One of Chippenham's Most Sought After Streets, Close to Schools & M4

🏠 Freehold

🏠 EPC Rating C



Gratton House is a stunning detached family home occupying a highly sought-after position on Hardenhuish Lane, which has been extensively extended, remodelled and comprehensively upgraded by the current owners to create an exceptional contemporary home with generous and versatile living accommodation, extending to circa 2200 sq ft.

The impressive accommodation is arranged over two floors and begins with a welcoming entrance hall with cloakroom off. The sitting room provides a more formal reception space and features pannelled walls and a working fireplace, whilst the superb 36' open-plan kitchen / dining / family room forms the heart of the home. Beautifully appointed with contemporary fitted units, underfloor heating and two sets of extensive bi-folding doors, opening directly onto the garden, this impressive space is perfectly suited to both everyday family life and entertaining. Further ground floor accommodation includes an office / snug and useful utility room.

To the first floor is a spacious principal bedroom and en-suite shower room, with his & hers sinks, together with three further double bedrooms. The main guest room also benefits from a newly appointed en-suite shower room. The remaining two bedrooms enjoy the well-appointed family bathroom featuring a four-piece white suite.

Externally, the property enjoys well-enclosed gardens extending to both sides, predominantly laid to lawn and complemented by mature trees, established ornamental planting and a number of paved seating areas, creating a wonderfully private setting for outdoor entertaining and relaxation.

A particularly versatile addition is the comprehensively converted and recently extended garage, currently arranged as a fully equipped hair salon with kitchenette, WC, and additional room, providing excellent potential for a home-based business, studio or additional workspace.

The property is approached via a substantial gated driveway providing parking for numerous vehicles.

Situation

The highly desirable Hardenhuish Lane offers excellent motor commuting to the major centres of Bath, Bristol, Swindon and London via the A4, A420 and J17 of the M4. Two of the town's highly reputable senior schools are both within walking distance, and situated on Hardenhuish Lane themselves. A more comprehensive range of amenities are to be found in the nearby town centre including mainline railway (London-Paddington, 65 minutes), college and sports facilities, both of which again can be accessed on foot, or by vehicle.

Property Information

Freehold

Mains Gas, Electricity, Water & Drainage

Gas Central Heating & UPVC Double Glazing

Council Tax Band: TBC

EPC Rating: C



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Approximate Area = 2189 sq ft / 203.3 sq m

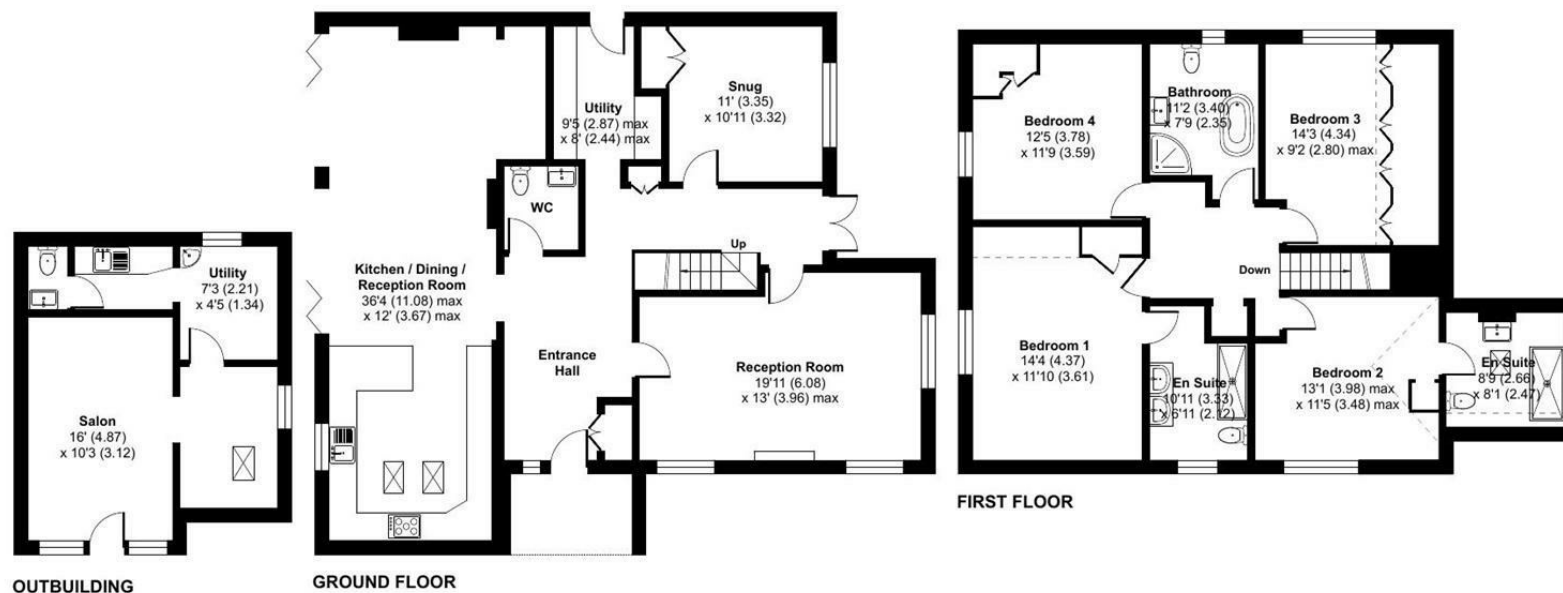
Limited Use Area(s) = 85 sq ft / 7.8 sq m

Outbuilding = 350 sq ft / 32.5 sq m

Total = 2624 sq ft / 243.6 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). © nchecon 2026. Produced for Strakers. REF: 1508951

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