



📍 23 Patchway, Chippenham, Wiltshire, SN14 0HZ

🔗 Price Guide £280,000

A well-presented and generously proportioned three-bedroom family home with side access, ideally situated on the popular western side of Chippenham.

- Well-Presented and Generously Proportioned Three-Bedroom Family Home
 - Popular Western Side of Chippenham
 - Three Bedrooms
 - Fitted Kitchen With Open-Plan Dining Area
 - Spacious Conservatory
 - South-Facing Rear Garden
 - Contemporary Family Bathroom With Shower Over Bath
 - Solar Panels
 - Communal Off-Road Parking
 - Short Drive to Chippenham Mainline Railway Station
- 🏡 Freehold

🏠 EPC Rating B



A generously proportioned three-bedroom family home with side access, ideally located on the popular western side of Chippenham.

The accommodation is well proportioned throughout and comprises an entrance hall, a sitting room featuring a fireplace, and a fitted kitchen which opens into an attractive open-plan dining area. This flows seamlessly into a very good-sized conservatory, in turn leading out to a south-facing rear garden-ideal for family living and entertaining.

To the first floor is a good-sized principal bedroom with fitted wardrobes, along with two further bedrooms and a contemporary family bathroom with shower over bath.

Additional benefits include gas-fired central heating via a combi boiler, solar panels, and communal off-road parking to the front of the property.

The property is conveniently situated on the western side of Chippenham, offering excellent access to major road links. Local amenities are close at hand, and both primary and secondary schools are within walking distance. Chippenham town centre, along with its mainline railway station, is easily accessible and just a short drive away.

Situation

The property is just a short distance away from the town and all amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a good choice of private schooling and Chippenham also offers excellent secondary schools and primary schools, together with further education at Wiltshire College.

Property Information

Council Tax Band; B

EPC Rating; B

Freehold

Mains Gas, Electricity, Water and Drainage.

Gas Fired Central Heating

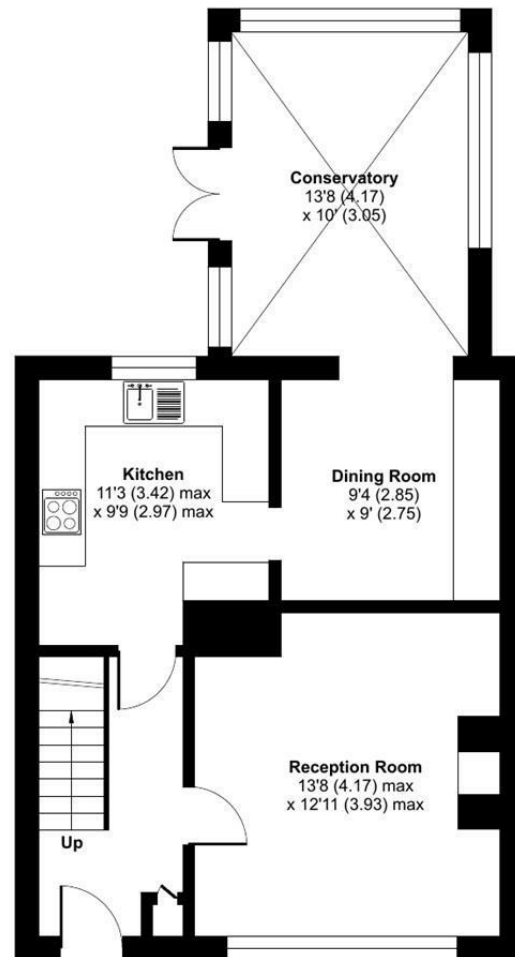
Leased Solar Panels



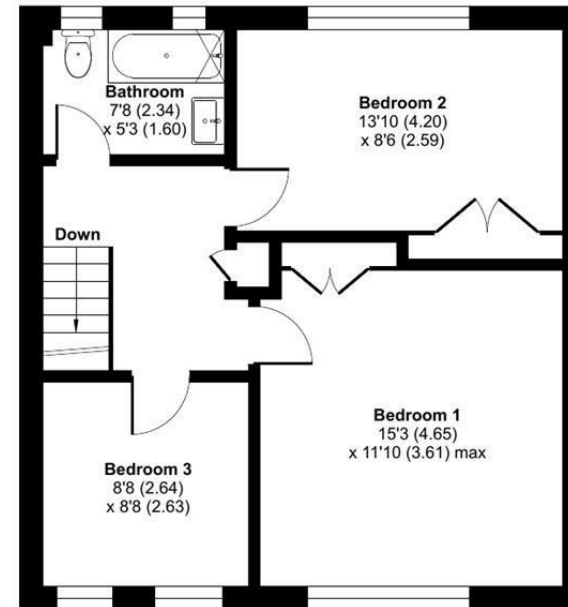
Patchway, Chippenham, SN14

Approximate Area = 1122 sq ft / 104.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Strakers. REF: 1397571

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