



📍 39 Witts Grove, Chippenham, Wiltshire, SN15 1GR

🏠 Asking Price £325,000

A superbly presented three-bedroom modern end of terrace home, tucked away in a peaceful cul-de-sac within the highly desirable Birds Marsh View development. The property offers two off-street parking spaces to the front and a thoughtfully landscaped, enclosed rear garden.

- Beautifully Presented Modern Semi Detached Home
- Three Well-Proportioned Bedrooms
- Quiet Cul-De-Sac Position on the Popular Birds Marsh View Development
- Upgraded High-Spec Kitchen with Integrated AEG Appliances
- Principal Bedroom with En-Suite Shower Room
- Landscaped and Enclosed Rear Garden
- Bespoke Decking Area, Ideal for Entertaining
- Convenient Access to Chippenham Town Centre and Mainline Train Station
- Excellent Links to the M4 (Junction 17)
- Perfect for Modern Professionals

🏡 Freehold

🏠 EPC Rating B



A beautifully presented three-bedroom modern end of terrace home, situated in a quiet cul-de-sac on the highly sought-after Birds Marsh View development. The property benefits from two off-street parking spaces to the front and a landscaped, enclosed rear garden.

The accommodation comprises an entrance porch with WC, a generously sized living room, and a spacious open-plan kitchen/diner with French doors opening onto the rear garden. The kitchen has been upgraded to a high specification by the developer and features integrated AEG appliances, elegant corning, a porcelain sink, and antique brass hardware, creating a refined and timeless finish.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a modern family bathroom. Both the bathroom and en-suite are finished to a high standard with half-height tiling and contemporary spotlights. The family bathroom includes a shower over the bath, while the en-suite benefits from a spacious double shower.

Externally, the property boasts a newly installed bespoke decking area, ideal for outdoor entertaining. A private side lane provides convenient access and additional space suitable for shed storage.

To the front, a generous garden enhances the kerb appeal, featuring a lawned area complemented by a mature tree and established shrubs.

This property would make an ideal purchase for those seeking a well-positioned home within easy reach of Chippenham town centre and its mainline train station, while also offering excellent access to Junction 17 of the M4. Early viewing is highly recommended.

Situation

The property is located on the newly established and highly regarded Birds Marsh development, and is within access of the town centre 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 wide range of private schooling and Chippenham also offers secondary schools and primary schools, together with further education at Wiltshire College.

Property Information

Council Tax Band; D

Freehold

Mains Gas, Water, Electricity & Drainage

Gas Central Heating

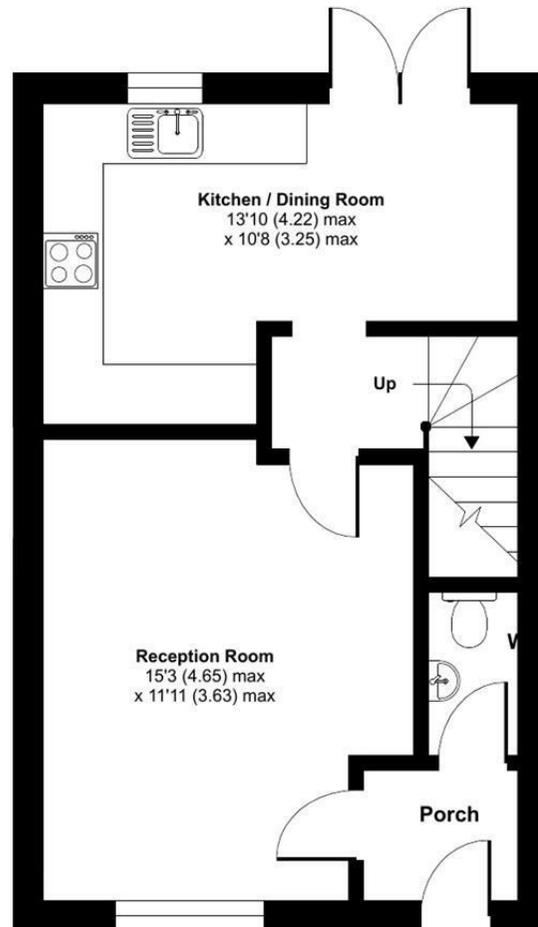
EPC Rating; B



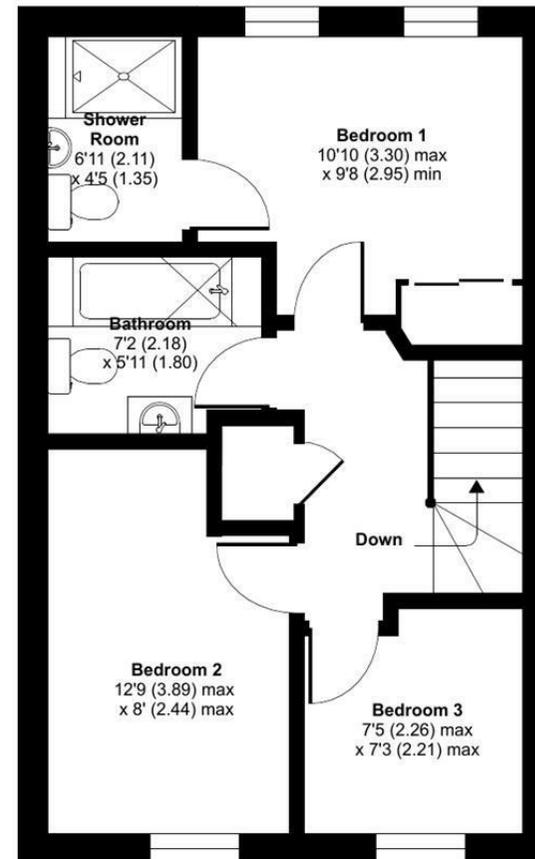
Witts Grove, Chippenham, SN15

Approximate Area = 852 sq ft / 79.1 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). © ntechcom 2026. Produced for Strakers. REF: 1433156

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