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1 Green Gables Lowden Hill, Chippenham, SN15 2BX

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Offers In Excess Of £230,000

OFFERED WITH NO ONWARD CHAIN-Forming part of an attractive conversion of a former Doctors Surgery into just four apartments, Flat 1 occupies the front-left section of the ground floor and is the larger of the two ground-floor residences. Offering generously proportioned accommodation throughout, the apartment combines character, comfort, and practicality in an appealing setting.

- Spacious Ground Floor Apartment
- One of Just Four Apartments Within the Development
- Partially Re-Carpeted
- Private Entrance
- Two Well Proportioned Bedrooms
- Modern Shower Room with Walk-In Shower
- Lovely Communal Gardens
- Close to Town Centre Amenities
- Excellent Opportunity to Personalise and Add Value
- No Onward Chain

Leasehold

EPC Rating D









Occupying the front-left section of the ground floor within an attractive conversion of a former Doctors Surgery into just four apartments, Flat 1 is the larger of the two ground-floor residences and offers spacious, well-proportioned accommodation throughout.

Benefitting from a desirable south-facing aspect, the apartment enjoys well-maintained communal gardens, enhancing its peaceful, and welcoming setting and is situated within a short walk of Chippenham Town centre amenities including the mainline train station.

The accommodation comprises a private entrance leading into a welcoming hallway, a superb kitchen/dining room fitted with a range of integrated appliances and offering ample space for dining and entertaining, and a comfortable sitting room. Bedroom two is accessed from the sitting room and provides a versatile space, ideal as a guest bedroom, home office, or hobby room. The principal bedroom is a generous double and benefits from fitted furniture, while a contemporary shower room features a large walk-in shower. A separate utility room adds further practicality and storage.

Externally, the property benefits from allocated parking immediately outside on the gravelled driveway. Residents also enjoy access to the attractive communal gardens surrounding the building, while a patio and lawn area can be accessed directly from the rear door. In addition, there is use of a communal cellar providing useful additional storage.

Combining character, privacy, and convenience, this unique apartment offers an excellent opportunity for a purchaser to personalise and enhance the accommodation to their own taste. Early viewing is highly recommended to fully appreciate the space, setting, and potential on offer.

**Situation**
Green Gables is conveniently located in a quiet tucked away position, and is pleasantly situated less than a mile from the town centre, within walking distance of the train station and all amenities which include a public library and the pleasant Monkton Park with 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 Wiltshire College.

**Property Information**
Council Tax Band; D

EPC Rating; D

1/4 Share Of Freehold

Lease - 999 years from 1996

Mains Electricity. Water & Drainage



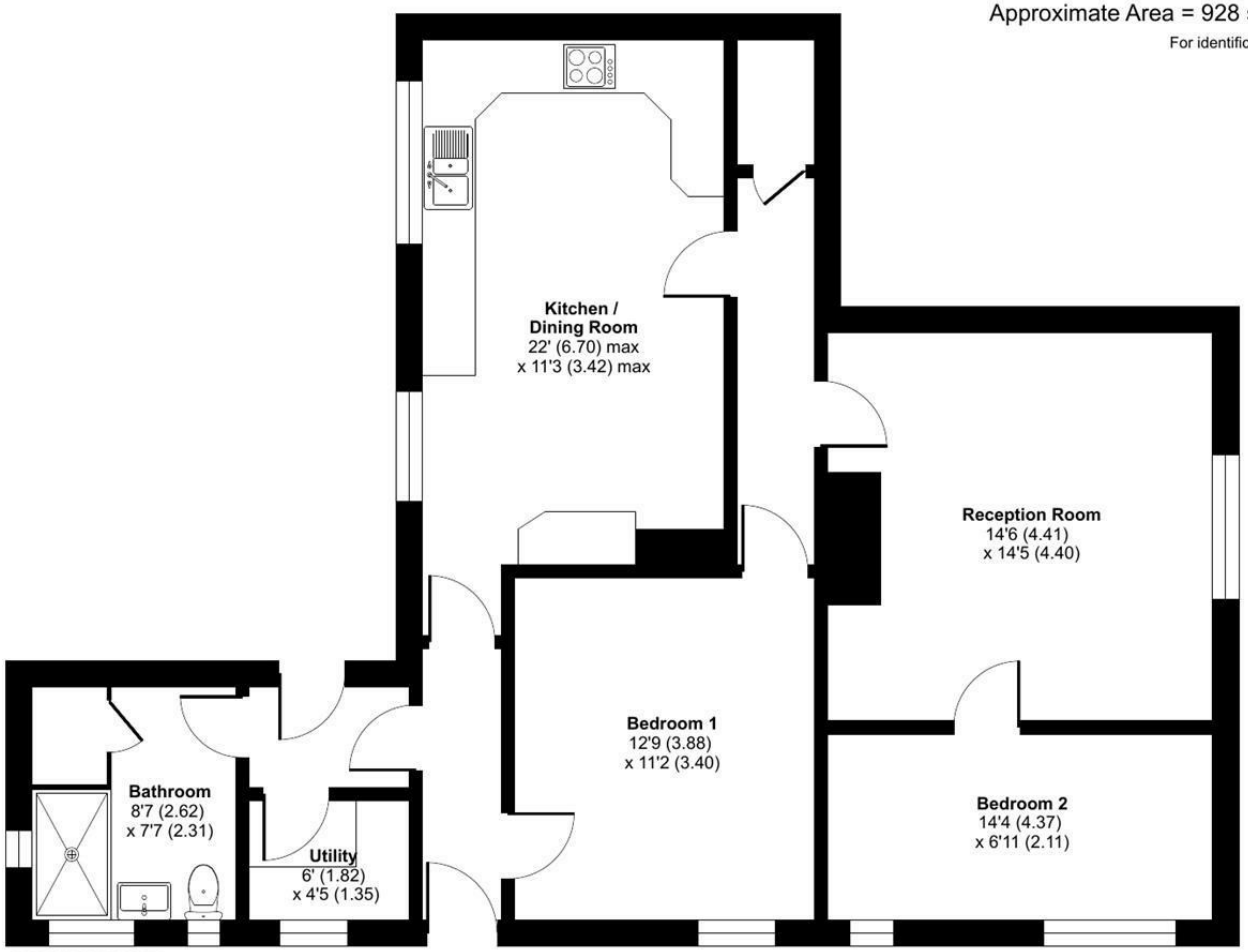




# Greengables, Lowden Hill, Chippenham, SN15

Approximate Area = 928 sq ft / 86.2 sq m

For identification only - Not to scale




GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Strakers. REF: 1469850

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