



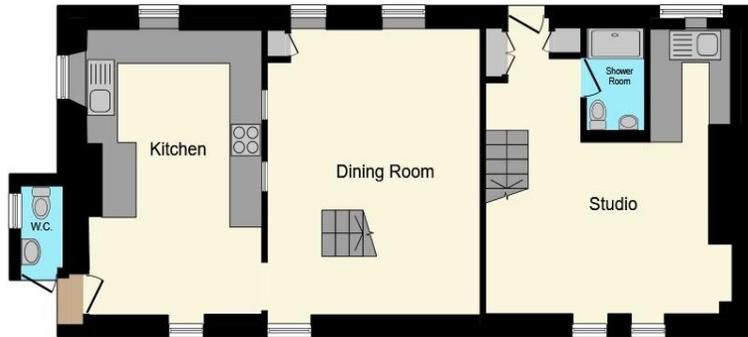
**St Cleer The Butts, Chippenham SN15 3JT**

**welcome to**

## **St Cleer The Butts, Chippenham**

Exceptional 5-bedroom period home in central Chippenham offering over 2,400 sq ft of stylish, versatile living. Original features meet modern upgrades, with a private garden, garage, and fibre broadband. Direct rail links to Bath and London make commuting effortless. A rare find—book your viewing !





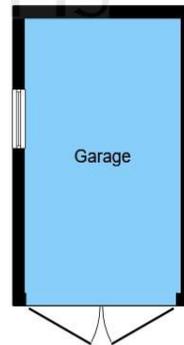
**Ground Floor**



**Second Floor**



**First Floor**



**Garage**

**Dining Room**  
17' 4" x 13' 2" ( 5.28m x 4.01m )

**Kitchen/Breakfast Room**  
17' 6" x 11' 11" ( 5.33m x 3.63m )

**Cloakroom**

**Studio**  
17' 6" Max x 15' 4" Max ( 5.33m Max x 4.67m Max )

**First Floor Landing**

**Sitting Room**  
19' x 12' 2" ( 5.79m x 3.71m )

**Drawing Room**  
18' 6" x 16' 11" ( 5.64m x 5.16m )

**Inner Hall**

**Bedroom Five/Study**  
10' 7" x 8' 4" ( 3.23m x 2.54m )

**En-Suite**

**Second Floor Landing**

**Bedroom One**  
19' Max x 12' 2" Max ( 5.79m Max x 3.71m Max )

**En-Suite**

**Bedroom Two**  
10' 10" x 9' 10" ( 3.30m x 3.00m )

**Bedroom Two Mezzanine**  
7' 3" x 5' 6" ( 2.21m x 1.68m )

**Bedroom Three**  
10' 10" x 9' 4" ( 3.30m x 2.84m )

**Bedroom Four**  
11' 10" x 11' 7" ( 3.61m x 3.53m )

**Family Bathroom**

**Off-Street Parking**

**Garage**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## St Clear The Butts, Chippenham

- An Impressive Five Bedroom Detached Home boasting 2,443 sqft. of Versatile Accommodation
- Prime Town Centre Location Providing Easy Access to Chippenham Train Station & Amenities
- Garage & Off-Street Parking
- Period Charm Combined with Modern Living
- Private Garden and Courtyard

Tenure: Freehold EPC Rating: E  
Council Tax Band: F

£775,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CHP111047 - 0006

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