



5 The Dene , Chippenham, SN14 8RR

£425,000

A opportunity to purchase a spacious four bedroom family home in the hamlet of Ford. Conveniently situated for well regarded primary schools in Marshfield and Colerne also within reach of shops, doctors and other local amenities. Within moments of the home you can enjoy many beautiful walks along the Slaughterford Valley. Offered for sale with NO ONWARD CHAIN the property comprises; entrance hall, lounge, study, open plan kitchen/dining room, utility, four bedrooms, family bathroom and en suite to the main. To the rear there is a generous private garden backing on to agricultural fields with space for children to play or entertaining. The home also benefits of owned solar panels substantially reducing energy costs.

Porch



Front door, double glazed window to the side, door to the hallway.

Hallway

Tiled floor, storage heater, stairs to the first floor, door to the study/dining room, door to the lounge and door in to the kitchen/dining room.

Lounge



Double glazed window to the front, Oak floor, electric heater, open fire with mantle and hearth.

Study/Dining Room



Double glazed window to the front and storage heater.

Kitchen/Dining Room



Double glazed French doors leading in to the garden, double glazed window to the rear, door to the boot room, under stairs cupboard, pantry cupboard, slate tiled floor, under floor heating, range of floor and wall mounted units, electric Belling ovens and hob, extractor fan, dishwasher, Belfast sink and space for a table and chairs.

Boot Room



Slate tiled floor, door to the side passage giving access to the front of the home, electric heater and door leading in to the utility area.

Utility Area

Double glazed door to the garden, door to the cloakroom, plumbing for a washing machine and space for a tumble dryer.

Cloakroom

Double glazed window to the rear, toilet and slate tiled floor.

Landing



Doors to all bedrooms and the bathroom, loft access and storage heater.

Bedroom One



Two double glazed windows to the rear overlooking the garden, Velux window, wardrobe and door to the en suite,

En Suite



Velux window, tiled floor, under floor heating, wash hand basin, vanity storage, toilet, shower cubicle and extractor fan.

Bedroom Two



Double glazed window to the front with valley views and wardrobe/cupboard.

Bedroom Three



Double glazed window to the front with valley views and wardrobe/cupboard.

Bedroom Four



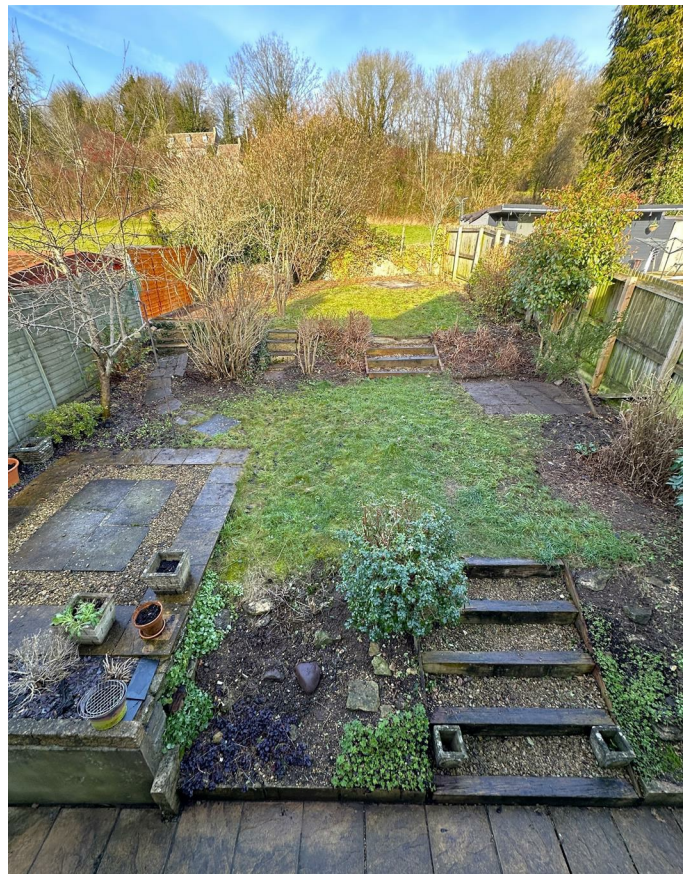
Double glazed window to the rear with views over the garden.

Family Bathroom



Electric towel radiator, toilet, wash hand basin, vanity storage and bath with electric shower over.

Rear Garden



An established tiered garden offers multiple areas of patio, lawn, established trees, plants and shrubs with steps leading between the levels.

Solar Panels

The property benefits from owned solar panels which provide the owner with an income contributing/covering the electric bill depending on usage levels.

Tenure

We are advised by the .gov website that the property is Freehold.

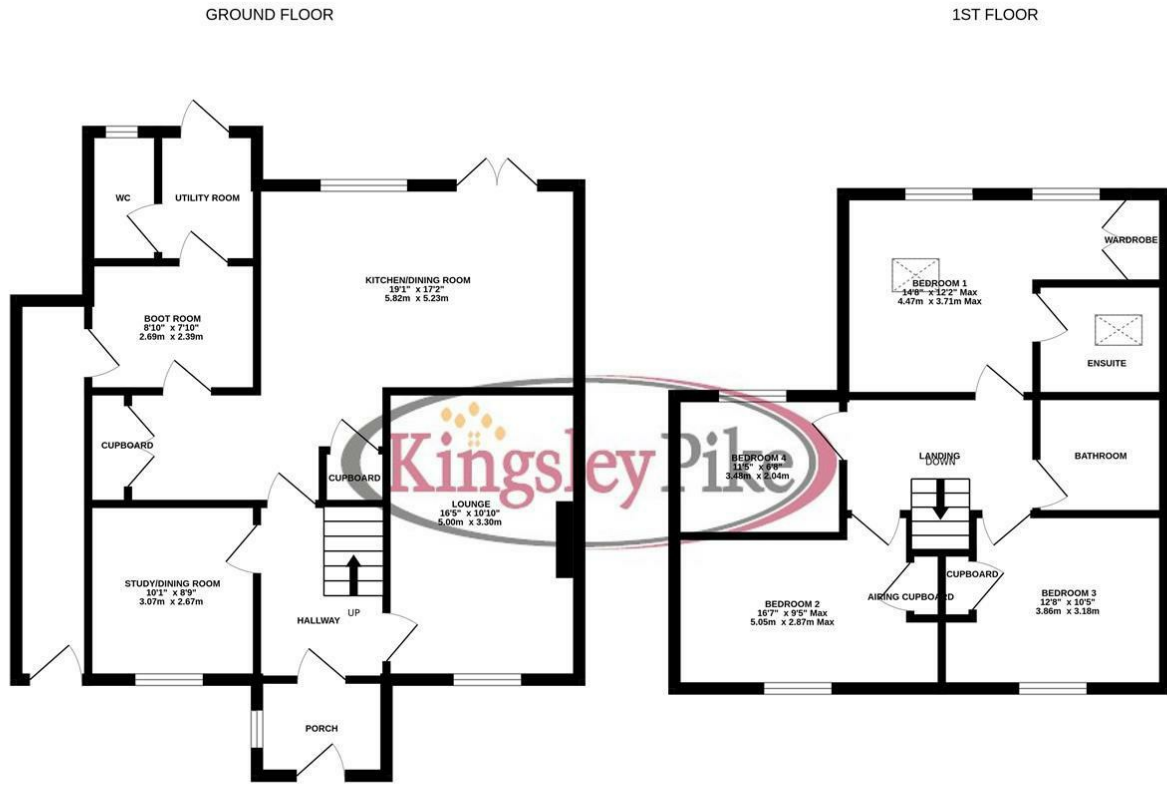
Council Tax

We are advised by the .gov website that the property is band B.

Agents Note

Unallocated parking is available in front of the property and in the surrounding roads.

Floor Plan



4 BEDROOM TERRACE HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.