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2, Derriads House Derriads Lane, Chippenham, Wiltshire, SN14 0RJ

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Price Guide £325,000

Offered with No Onward Chain, this beautifully presented three-bedroom home forms part of Derriads House, a Grade II Listed former country residence dating back to the 18th century. One of just five unique homes created during a sympathetic conversion in the 1980s, it blends period charm with modern living in a highly sought-after location on the western side of Chippenham.

- No Onward Chain
- Later Addition to an 18th Century, Grade II Listed Property
- Three Bedrooms
- Two Reception Rooms
- Superb Kitchen With Modern Units
- Bathroom & Shower/Wet Room
- Gas Central Heating
- Well Maintained Communal Gardens
- Double Carport
- A short Drive from the Town Centre & Mainline Train Station

Leasehold - Share of Freehold

EPC Rating D

This beautifully presented three-bedroom period home forming part of Derriads House, a Grade II Listed former country residence dating back to the 18th century. Sympathetically converted into just five unique homes in the 1980s, the property seamlessly combines historic character with modern comforts, occupying a highly desirable position on the sought-after western side of Chippenham.

Brimming with period charm, the property boasts elegant features including high ceilings, sash windows and generously proportioned rooms, creating a wonderful sense of space and light throughout.

The accommodation is arranged over two floors and comprises a private entrance leading into a welcoming hallway, a ground floor cloakroom, and a stylish fitted kitchen with integrated appliances. The impressive sitting room is a particular highlight, featuring a dual aspect, a striking 11-foot ceilings and a large windows that flood the room with natural light, while an adjoining dining area provides an ideal space for entertaining.

Upstairs, there are three well-proportioned bedrooms, including a superb principal bedroom with dual-aspect windows and a contemporary en-suite wet room. A modern family bathroom completes the accommodation.

Externally, residents enjoy access to beautifully maintained, well-stocked communal gardens set within private walled grounds, providing an attractive and peaceful setting. The property also benefits from two covered parking spaces within an open car port, together with ample visitor parking.

This exceptional home offers a rare opportunity to enjoy the elegance of a period property with the convenience of modern living in one of Chippenham's most sought-after locations.

Situation
The property is within easy reach of 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.

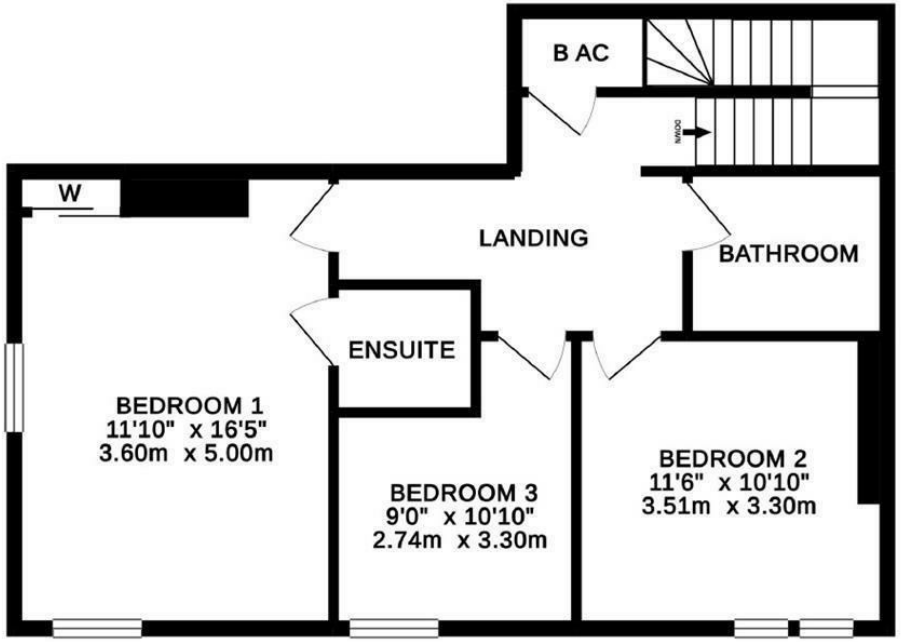
Property Information
Council tax band; E

Leasehold (1/5th share of freehold), remainder of a 999 year lease which commenced in the 1980's. Management fees are £200 per month. This includes external window cleaning, and Garden landscaping & maintenance (no ground rent payable) This does not include Buildings Insurance. The building insurance from September 2025 to 2026 was £1,158.14

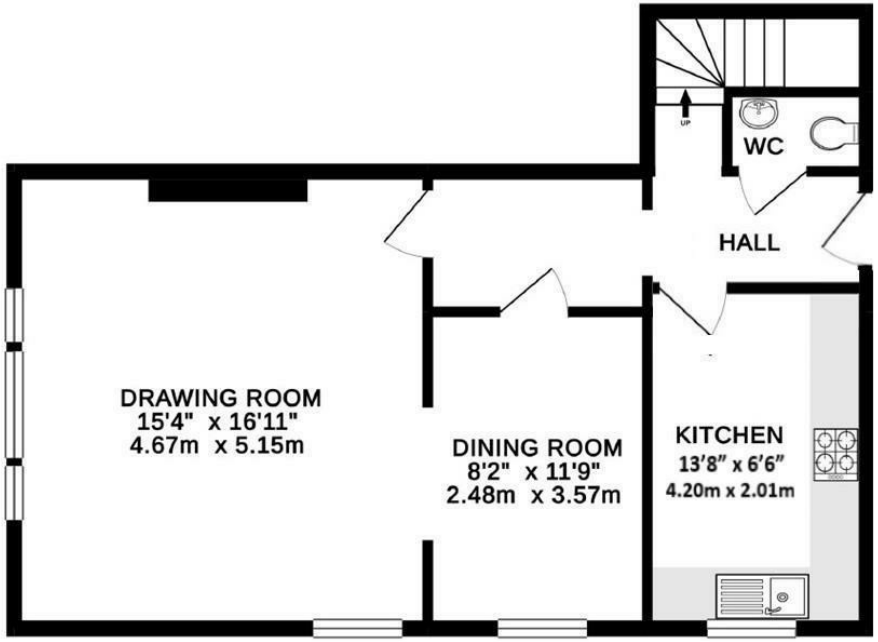
Mains services

Gas fired central heating

1ST FLOOR 628 sq. ft.
(58.3 sq. m.)



GROUND FLOOR 599 sq. ft.
(55.6 sq. m.)



TOTAL FLOOR AREA : 1227 sq. ft. (114.0 sq. m.) approx.

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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