



📍 27 Bristol Road, Chippenham, SN15 1NT

🔗 Offers In Excess Of £200,000

A delightful and impeccably presented Grade II listed cottage, quietly positioned along a no-through lane within easy reach of the town centre and mainline train station. Carefully maintained by the current owner, the home effortlessly blends period charm with stylish modern touches.

- Grade II Listed Character Cottage
- Beautifully Presented Throughout
- Tucked Away Along a Charming No-Through Lane
- Full of Period Charm and Original Features
- Thoughtfully Updated with Modern Finishes
- Feature Exposed Brickwork
- Cosy Living Area with Stone Fireplace and Wood Burning Stove
- Secondary Glazing for Improved Energy Efficiency
- Private Front Outdoor Space
- Convenient Access to Mainline Train Station

🏡 Freehold

🏠 EPC Rating D



A truly wonderful and beautifully presented Grade II listed cottage, tucked away along a no-through lane just a short distance from the town centre and mainline train station. The property has been lovingly maintained by the current owner, creating a charming home rich in character, seamlessly blended with modern touches.

The well-appointed accommodation comprises an entrance porch leading into a superb open-plan kitchen/living space. The bespoke kitchen has been thoughtfully designed, featuring solid wooden worktops, a breakfast bar, and a Belfast sink, while exposed brickwork enhances the sense of character and originality.

The living area centres around an impressive open stone fireplace with a wood-burning stove perfect for cosy winter evenings. Additional benefits include secondary glazing, helping to improve energy efficiency.

To the first floor, there is a stylish contemporary bathroom fitted with a white suite, including an over-bath shower. The double bedroom is a generous size and features an attractive ornamental stone fireplace along with wooden flooring, adding to the overall charm of the home.

Externally, the property enjoys a private front outdoor space, complete with a decking area ideal for relaxing or entertaining.

#### **Situation**

Set back on the Bristol Road, within easy reach of the town and all amenities which include a public library, Chippenham golf course, John's Cole Park and the pleasant Monkton Park with a further nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes) and the road is well placed for the M4 motorway, the A4 and the A420 which 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**

Tenure; Freehold

Mains Gas, Electricity, Water & Drainage

Gas Central Heating

EPC Rating; D

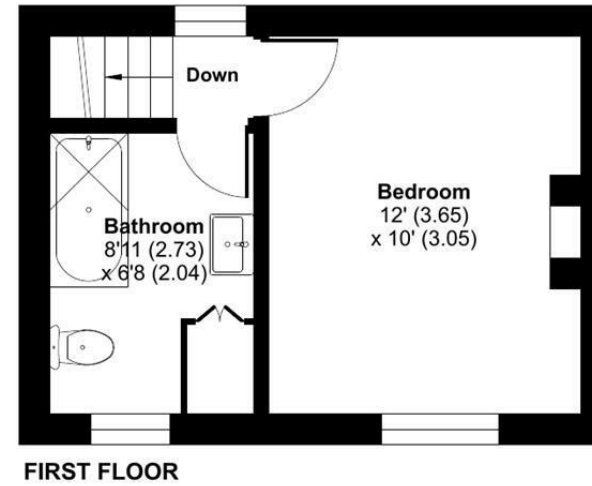
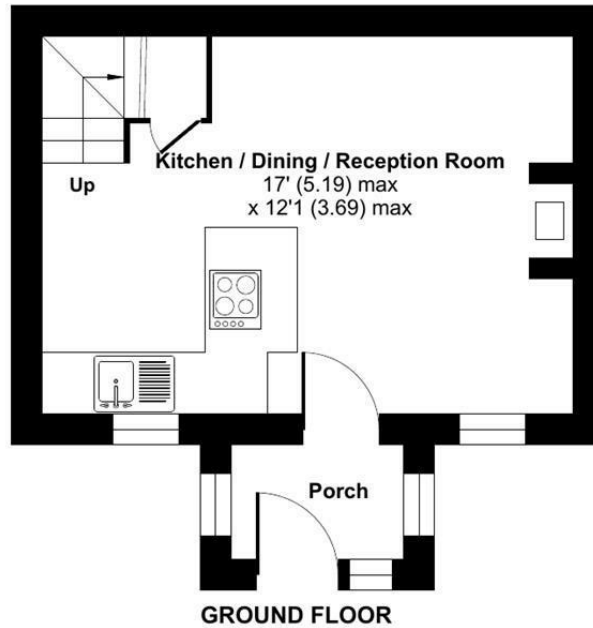
Council Tax Band: A



# Bristol Road, Chippenham, SN15

Approximate Area = 438 sq ft / 40.6 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Strakers. REF: 1442385

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