



📍 4 Derriads House Derriads Lane, Chippenham, SN14 0RJ

🏠 £399,500

A very special three double bedroom, two bathroom, Grade II Listed home, making up part of a former 18th century country home, offering spacious and stylish accommodation packed with character, with two car port parking spaces and beautifully maintained communal grounds; superbly located on the west side of Chippenham, with easy access to the M4 and popular schools. Offered with No Onward Chain.

- No Onward Chain
- 18th Century Grade II Listed, Former Country Home
- Sympathetically Converted in the 1980's, Private Secluded Entrance
- Three Double Bedrooms
- En-Suite Shower Room & Separate Family Bathroom
- Modern, Integrated Kitchen
- Stunning Bay-Fronted Sitting Room with Wood Burner
- Private Communal Gardens
- Two Car Port Parking Spaces & Ample Guest Parking
- Popular West side of Chippenham, Easy M4 Access

🏠 Leasehold - Share of Freehold

🏠 EPC Rating E



Offered with No Onward Chain is this beautifully presented three bedroom period home, making up part of Derriads House, a Grade II Listed former country home, originally built in the 18th century, which was sympathetically converted into five individual and unique residences in the 1980's. This wonderful home offers spacious accommodation, brimming with character, such as high ceilings and sash windows, making it perfect for anyone seeking a blend of historical charm and modern amenities in a desirable location, on the sought after Western side of Chippenham.

The accommodation is arranged over two levels, briefly comprising; private entrance, large and welcoming entrance hall, modern fitted kitchen with integrated appliances, and a stunning sitting room, which features striking 11-foot ceilings, large bay windows with 3 sets of double doors, and a wood-burning stove. The property also offers three generous double bedrooms, including the principal bedroom with en-suite shower room, alongside a well-appointed family bathroom.

Externally, residents benefit from access and use of beautifully maintained and well-stocked communal gardens within the private walled grounds, along with the added advantage of two covered parking spaces in an open car port. Additionally there is ample guest parking.

#### **Situation**

Derriads House is a Grade II Listed, former 18th century Bath stone country house; skillfully converted into five unique and individual properties just over 40 years ago. 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. 65 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**

Grade II Listed

Council Tax Band: E

EPC Rating: E

1/5th Share of Freehold: Remainder of a 999 year lease which commenced in 1984

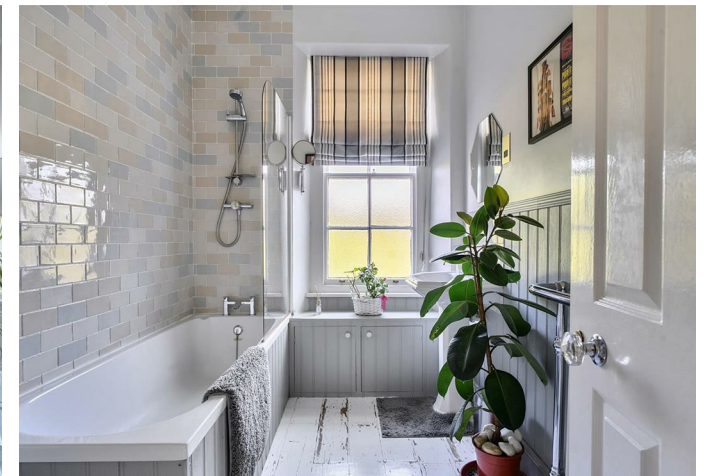
Peppercorn Ground Rent

Grounds & Maintenance Charge: £200 pcm

Buildings Insurance Charge: £1300 pa

Mains Gas, Electricity, Water & Drainage

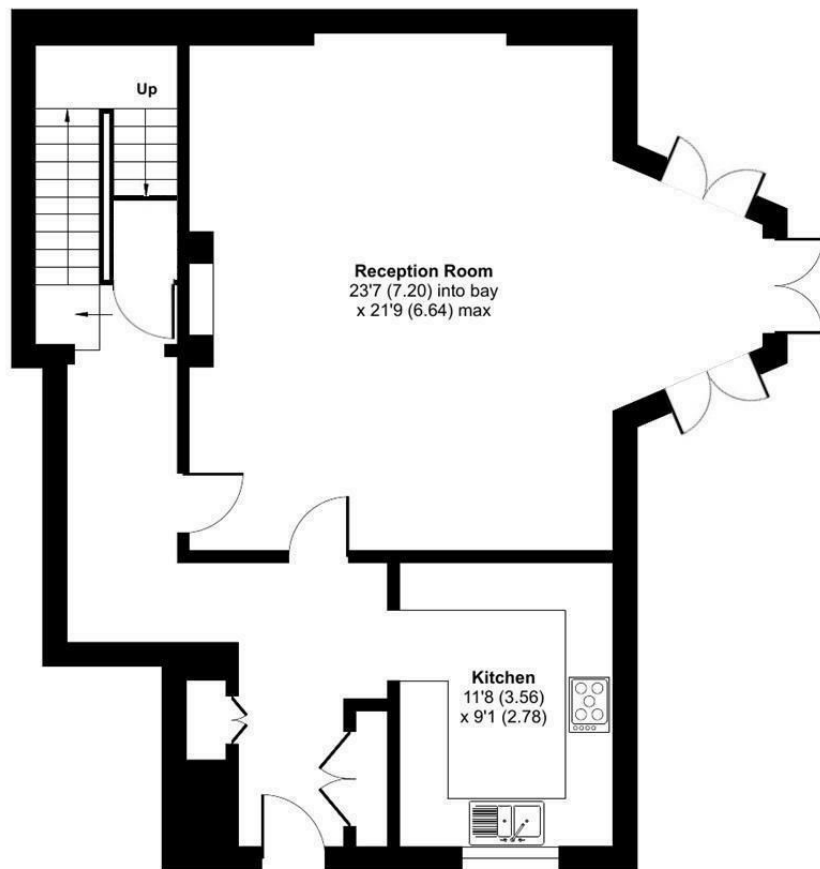
Gas Fired Central Heating



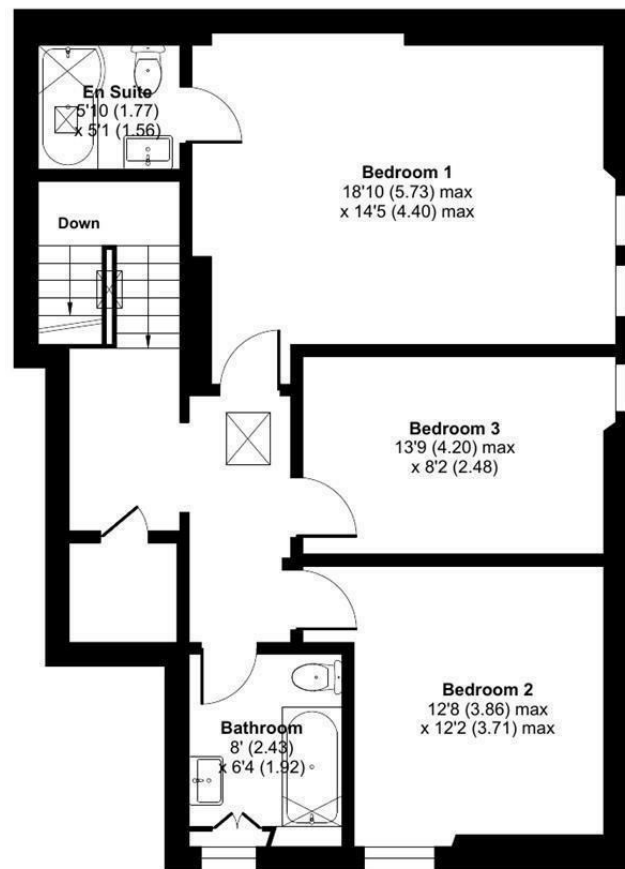
# Derriads House, Derriads Lane, Chippenham, SN14

Approximate Area = 1467 sq ft / 136.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Strakers. REF: 1465056

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