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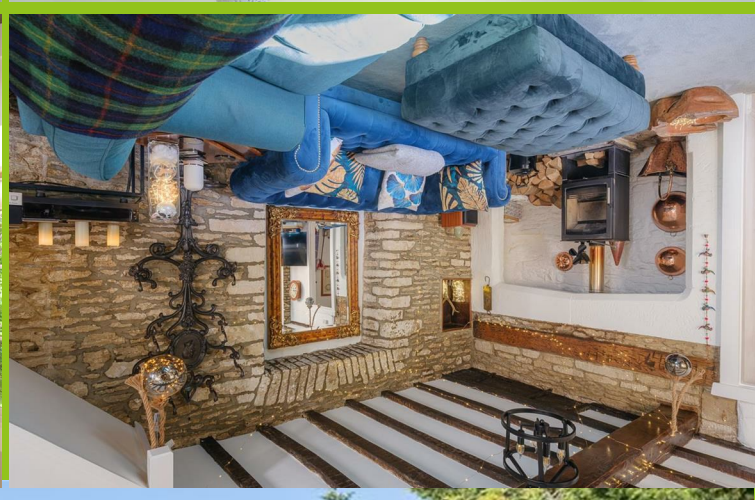

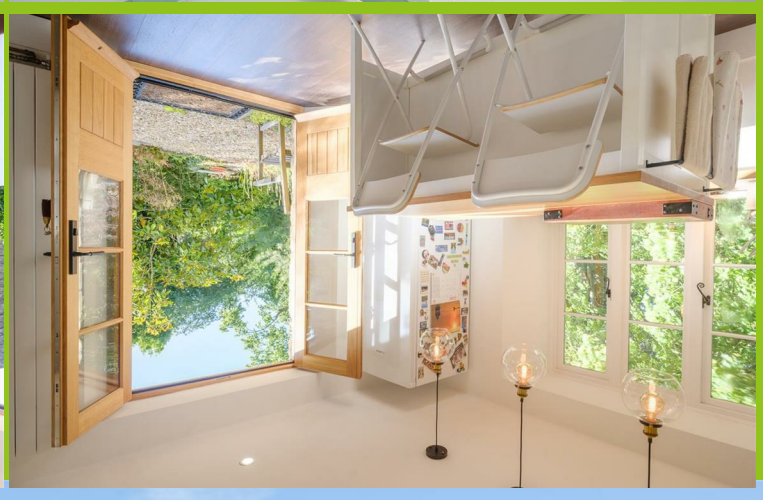

6 Monkton Hill
Chippenham

GOODMAN WARREN BECK

6 Monkton Hill, Chippenham, SN15 1EP

GOODMAN WARREN BECK

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SIMPLY STUNNING! A considerably improved and beautifully presented Grade II listed cottage ideally tucked away in an elevated mature secluded location in the heart of town - just a stones throw from the town centre and mainline station.
The property and retains a wealth of character and charm with exposed beams, stone walls and fireplaces yet also enjoys top quality, modern conveniences. The ground floors a lovely sitting/dining room with two windows and a large inglenook fireplace. This is complemented by a useful study area with hatch giving access to the cellar and lovely light and airy refitted kitchen enjoying a dual aspect and French doors opening into the garden. The first floor then offers a double bedroom, a quality refitted bathroom with slipper bath and a further dressing room/bedroom with en-suite shower, wash basin and WC. The top floors then boasts two further double bedrooms both with storage.
The beautiful mature gardens are a real feature of this property and enjoy and great degree and are orientated to really make the most of the sunshine and sunsets. Well stocked with an abundance of plants, shrubs and trees. There is a lovely gravelled seating area, large woodstore, workshop/shed and garden pond.

Price Guide £475,000

Situation
The property is situated in the heart of Chippenham town centre, tucked away in an elevated mature secluded location. The town centre is a few yards away offering a comprehensive range of amenities. The mainline rail station (London Paddington just over an hour) is just a stones throw away, along with the Olympiad Sports Centre and Monkton Park with its pitch and putt golf course and River Avon walks. Quality senior and junior schools are also within walking distance. M4 J.17 is c.4 miles north providing swift access to the larger centres of Bristol , Bath and Swindon.

Accommodation Comprising:

Porch
Oak entrance door to:

Sitting/Dining Room
Two double glazed hardwood windows to front with stone mullions. Two old school style radiators. Exposed stone walls and beams. Large inglenook fireplace with cast iron wood burning stove. Stairs to first floor. Door to kitchen.

Study Area
Exposed beams. Wooden floor with hatch leading dwon to the cellar.

Kitchen/Breakfast Room
Lovely bright and airy enjoying a dual aspect with window to side overlooking the garden and hardwood French doors to front. Contemporary style radiator. Range of drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Solid wood worksurfaces with tiled splash backs. Butler sink unit with mixer tap. Built-in Smeg induction hob. Built-in Smeg double oven. Integrated slimline dishwasher. Space and plumbing for washing machine. Space for tumble drier. Space for fridge/freezer. Spotlights.

First Floor Landing
Exposed beams. Stairs to second floor. Doors to:

Bedroom
Skylight. Window to side. Radiator. Access via wooden ladder to part boarded loft space with light.

Dressing Room/Bedroom
Hardwood window to front with stone mullion and window seat. Original internal window with window seat. Exposed beams and stonework. Old school radiator. Feature fireplace with cast iron stove. Shower cubicle, wall hung wash basin and close coupled WC all with Grohe brassware.

Bathroom
Hardwood window to front with stone mullion and window seat. Slipper bath with chrome mixer tap and shower attachment. Counter top vanity wash with Grohe mixer tap. Close coupled WC with concealed cistern. Tiling to principal areas. Exposed beams and stonework. Chrome dual fuel ladder radiator. Mirror.

Second Floor Landing
Doors to:

Bedroom
Window to front. Radiator. Exposed beams. Storage cupboard. Stone fireplace.

Bedroom
Window to front. Radiator. Exposed beams. Cupboard housing gas fired Worcester combination boiler.

Outside

Gardens
The beautiful mature gardens extend to the front and side and enjoy a great deal of privacy with an abundance of mature trees, shrubs and plants. Gravelled seating area adjacent to the French doors ideal for making the most of the sunshine and sunsets. Garden pond. Large log store and garden shed/workshop.

Directions
From the High Street proceed up New Road and take the first right into Monkton Hill. The property will be found at the top of the road set up and back from the road.

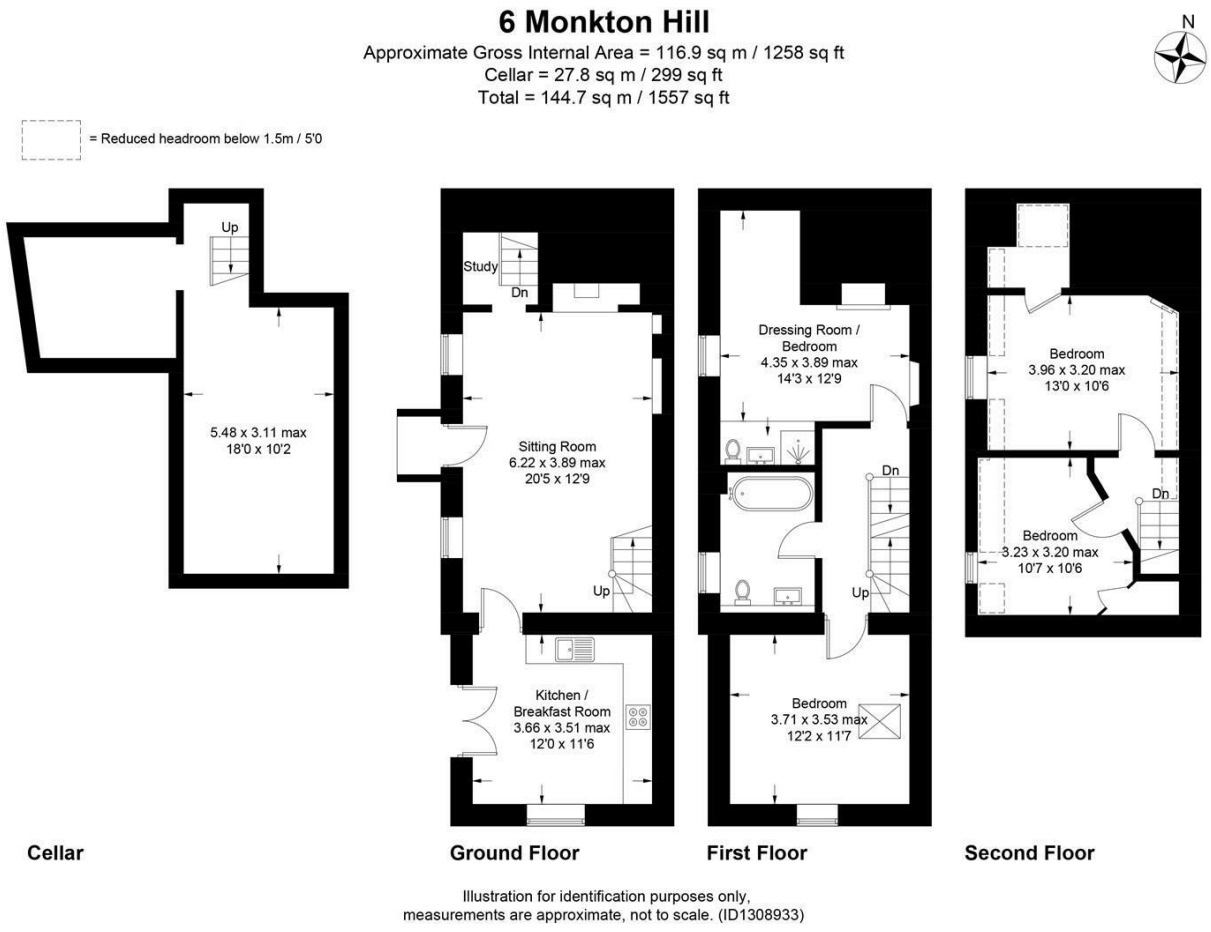

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1308933)

Council Tax Band: D

Tenure: Freehold

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