



📍 161a Malmesbury Road, Langley Burrell, Chippenham, SN15 5LP

🏠 £525,000

A beautifully presented, three bedroom, three bathroom, two reception room, detached family home (formerly four bedrooms), offering spacious, versatile and modern accommodation, benefitting from a private enclosed rear & side garden with sheltered bbq area and driveway parking; superbly positioned with easy access to J17 of the M4 and Chippenham's principal secondary schools.

- Individual Detached Family Home
- Spacious & Versatile Living Arrangements
- Modern Accommodation
- Three Double Bedrooms
- Downstairs Shower Room, Family Bathroom & En-Suite
- Sitting Room with Wood Burner & Separate Dining Room
- Fitted Kitchen & Separate Utility / Laundry Room
- Private, Enclosed Rear & Side Gardens with Sheltered BBQ Area & Workshop
- Off-Road Driveway Parking
- Close to M4 & Principal Secondary Schools

🏠 Freehold

🏠 EPC Rating



A spacious and exceptionally versatile three bedroom detached family home (formerly four bedrooms), offering beautifully presented, modern accommodation, superbly positioned a short distance from the M4, Chippenham railway station and Chippenham's principal secondary schools.

The accommodation is arranged over two levels, briefly comprising; a spacious and welcoming reception hall, generous triple-aspect sitting room with wood burner and french doors to the rear garden, large dual-aspect dining room, a stylish fitted kitchen with granite work surfaces, downstairs shower room, and fantastic utility / laundry room, which used to a further downstairs bedroom.

To the first floor are the three double bedrooms, including the superb triple-aspect principal bedroom with fitted wardrobes and en-suite shower room, two , and the family bathroom with a jacuzzi bath.

Externally, the property benefits from a private rear and side garden, featuring a paved seating area, a substantial timber open-fronted BBQ area / workshop, and a well-maintained lawn. There is a block paved driveway to the front for two vehicles.

Situation

The property is just a short walk away from the town and all amenities which include a public library, John Coles Park and the pleasant Monkton Park with a nine hole golf approach 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 in the locality and Chippenham also offers excellent secondary schools and primary schools, together with further education at Wiltshire College.

Property Information

Council Tax Band: E

Freehold

Mains Gas, Electricity, Water & Drainage.

Gas Fired Central Heating

EPC Rating; TBC



Malmesbury Road, Langley Burrell, Chippenham, SN15

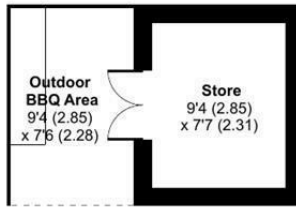
Approximate Area = 1576 sq ft / 146.4 sq m

Limited Use Area(s) = 266 sq ft / 24.7 sq m

Outbuilding = 71 sq ft / 6.5 sq m

Total = 1913 sq ft / 177.6 sq m

For identification only - Not to scale



OUTBUILDING

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Strakers. REF: 1447748

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