



36 Lime Trees  
Chippenham, SN15 4BN

GOODMAN WARREN BECK



# 36 Lime Trees, Chippenham, SN15 4BN

**SIMPLY STUNNING!** An impressive detached house in excess of 2500 sq ft ideally situated in a small private cul-de-sac of just three properties within the sought after village of Christian Malford. The property has been lovingly improved by the current owners and is presented in Show Home condition throughout. The ground floor accommodation offers a spacious and welcoming reception hall, an impressive c.25' sitting room with stone fireplace and wood burning stove, a good size separate dining room and study, a quality refitted kitchen/breakfast room with central island, useful utility room and a well appointed guest cloakroom. The first floor boasts a delightful galleried landing creating a wonderful feeling of space, master bedroom with built-in wardrobes and quality en-suite shower room, guest bedroom with built-in storage and another quality en-suite shower room, two further double bedrooms both with plenty of built-in storage and a generous family bathroom with bath and separate shower. Other benefits include a large 'open' roof space offering potential for a variety of uses or conversion, double glazing and gas central heating. To the front is a double width gravelled driveway providing off road parking with a further gravelled parking space to the side. The attached double garage has the benefit of twin electric up and over doors. To the rear is a good size, enclosed garden enjoying a good degree of privacy with patio area, lawn and summerhouse with power.

## SITUATION

Christian Malford is one of the few villages with a primary school, church, village shop/post office, pub and village hall, where there are many social events and activities arranged on a regular basis. The village is just four miles N.E. of Chippenham, which has easy access to a wide range of shops, providing an excellent range of shopping facilities and amenities including mainline rail services and modern sports/leisure centre; excellent road communications provide easy access to the major employment centres of Bath, Bristol and Swindon via the M4 together with London and the West Country. Those with an interest in country and leisure pursuits are well catered for in the area and there is a good choice of both state and private schooling in the region.

## ACCOMMODATION COMPRISING:

Obscure double glazed entrance door to:

## RECEPTION HALL

Double glazed window to front. Luxury vinyl tiled floor. Contemporary style radiator. Coving. Spotlights. Doors to:

## CLOAKROOM

Contemporary style radiator. Vanity wash basin with chrome mixer tap, cupboard under and tiled splashbacks. Close coupled WC with concealed cistern. Extractor. Coving.

## SITTING ROOM

Double glazed window to front with shutters. Double glazed French doors with full height side panels to rear. Impressive stone fireplace with cast iron wood burning stove. Two contemporary style radiators. Coving. Wall light points.

## DINING ROOM

Double glazed window to rear. Radiator. Storage cupboard. Coving. Luxury vinyl tiled floor.

## STUDY

Double glazed window to side. Radiator. Coving.

## REFITTED KITCHEN/BREAKFAST ROOM

Double glazed window and obscure double glazed door to rear. Two contemporary style radiators. Range of drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Full height pull-out pantry cupboard. Quartz worksurfaces and upstands with under mounted one and a half bowl sink unit with chrome mixer tap. Built-in induction hob with tiled splashbacks and extractor over. Built-in eye level double oven. Integrated dishwasher. Central island incorporating breakfast bar with additional cupboards and drawers and solid wood oak worktops. Space for fridge/freezer. Spotlights. Extractor. Door to:

## UTILITY ROOM

Double glazed window to side. Radiator. Cupboard base units. Worksurfaces with tiled splashbacks and inset circular stainless steel sink unit with chrome mixer tap. Spotlights. Coving. Space for automatic washing machine. Obscure double glazed door to side. Door to Garage.

## GALLERIED LANDING

Double glazed window to front. Two contemporary style radiators. Coving. Spotlights. Access to a large open roof space via drop down ladder. Deep storage cupboard housing hot water tank.

## MASTER BEDROOM

Two double glazed windows to rear. Radiator. Built-in double and single wardrobe. Door to:

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£819,000

## EN-SUITE SHOWER ROOM

Obscure double glazed window to side. Ladder radiator. Large fully tiled shower cubicle. Counter top wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Tiling to principal areas. Mirror with light. Spotlights. Extractor.

## GUEST BEDROOM

Double glazed dormer window to side. Two radiators. Built-in wardrobe. Eaves storage. Door to:

## EN-SUITE SHOWER ROOM

Obscure double glazed window to side. Ladder radiator. Fully tiled shower cubicle. Vanity wash basin with chrome mixer tap and tiled splashback. Close coupled WC with concealed cistern. Spotlights. Extractor.

## BEDROOM THREE

Double glazed window to front. Radiator. Built-in double and single wardrobe.

## BEDROOM FOUR

Double glazed window to rear. Radiator. Built-in double and single wardrobe.

## FAMILY BATHROOM

Obscure double glazed window to rear. Chrome ladder radiator. Extra wide fully tiled shower cubicle. Panelled bath with chrome mixer tap. Pedestal wash basin with chrome mixer tap. Close coupled WC with concealed cistern. Tiling to principal areas. Tiled floor. Spotlights. Extractor.

## OUTSIDE

FRONT GARDEN

Gravelled driveway providing off road parking leading to the double garage. There is further area to the side of the property with lawn, an additional gravelled parking space and gated access to the rear garden.

DOUBLE GARAGE

Obscure double glazed window to side. Two electric up and over doors. Power and light. Gas fired boiler for radiator central heating and hot water.

REAR GARDEN

Good size rear garden enclosed by fencing and hedging offering a good degree of privacy. Full width patio with an area of lawn beyond, shrub borders and a wide shaped gravelled pathway leading to the summer house and a covered barbecue area. Garden shed. Outside tap and power points. Useful area of garden by the utility room with log store and plenty of space for bin storage.

DIRECTIONS

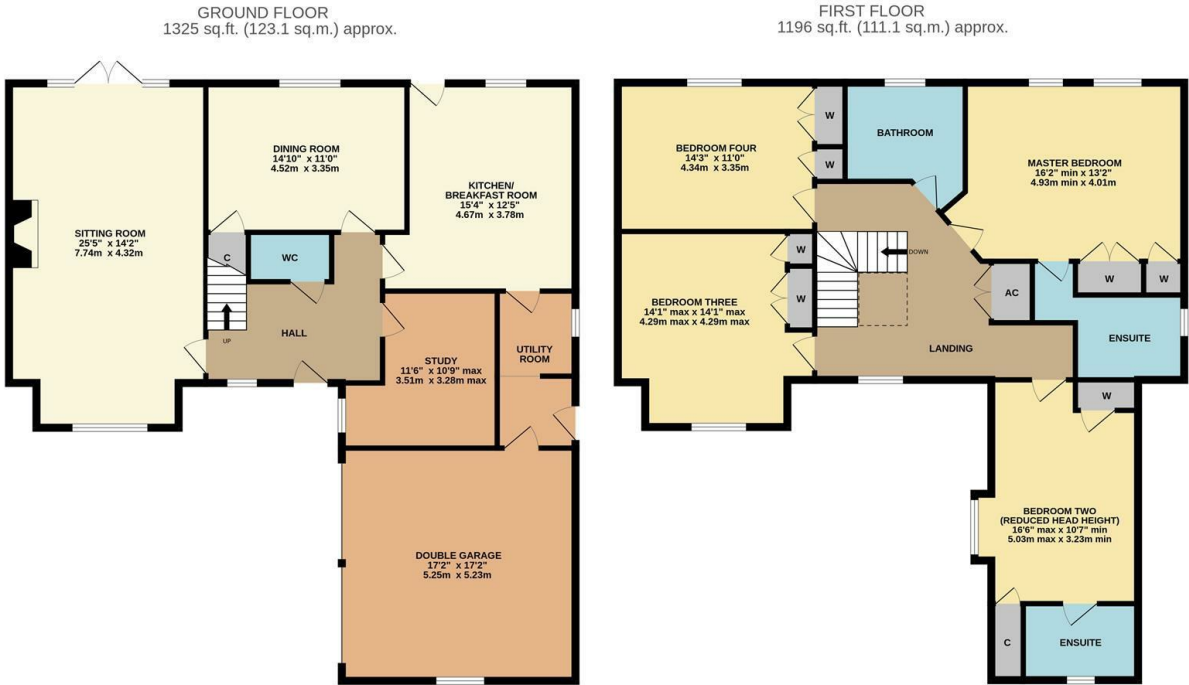
Take the B4069 from Chippenham towards Wootton Bassett. Pass through the outskirts of Kington Langley, then through Sutton Benger. Pass over the River Avon and take the next right into Christian Malford. Proceed along Station Road, past the village shop the road continues into The Green. Bear right at the fork and proceed pass the war memorial into Church Road. Take the first left into Lime Trees. Bear left and the property will be found set down gravelled driveway in a small cul-de-sac of just three properties.

ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: G

Tenure: Freehold



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