



📍 35 Rowden Hill, Chippenham, Wiltshire, SN15 2AQ

🏠 £795,000

A rare opportunity to purchase a significantly extended and reconfigured four bedroom, two reception room, two bathroom, detached family home, with internal lower ground floor one bedroom flat, occupying a circa 0.25 acre plot, with large rear garden, and driveway parking; superbly located with an elevated position and far-reaching views, within walking distance of Chippenham town centre and railway station.

- Substantial Extended Detached Family Home
- Over £2750 sq ft of Versatile Accommodation, Circa 0.15 Acre Plot
- Elevated Position, Far-Reaching Views
- Principal Four Bedroom House with Internal Lower Ground Floor Flat
- Four Double Bedrooms, Two Bathrooms
- Large Bay-Fronted Sitting / Dining Room with Balcony & Stunning Views
- Cloakroom, Two x Utility Rooms, Study
- Large Private, Mature & Established Rear Garden
- Off-Road Driveway Parking
- Central Position, Walking Distance to Town Centre & Railway Station

🏠 Freehold

🏠 EPC Rating D



An exceptional opportunity to purchase a substantial, executive four bedroom detached family home, with a further internal lower ground floor one bedroom flat; superbly located in an elevated position with far-reaching views, only walking distance from Chippenham town centre and railway station. The property occupies a circa 0.25 acre plot, and has been extended, reconfigured and upgraded throughout the years, creating a spacious and highly versatile family home, with scope to for prospective buyers to add their own stamp onto things.

The accommodation is arranged over three levels, briefly comprising; entrance hall with cloakroom, large bay-fronted sitting / dining room, with french doors to the elevated outdoor balcony, study with utility room off, large kitchen / breakfast room with a further utility room. To the first floor are four sizeable double bedrooms, the family bathroom, and a separate family shower room. The lower ground floor reveals a superbly proportioned, self-contained flat - ideal for multi-generational living, guest accommodation, or independent use. This extra accommodation comprises; sitting room, bedroom, modern shower room and fitted kitchen / breakfast room.

Externally the property occupies the aforementioned, wonderful 0,25 acre plot, with a sizeable rear garden, which is mature, established and superbly private. There is a driveway to the front for multiple vehicles.

Situation

The property is pleasantly situated on the popular Rowden Hill, which is less than half a mile from the town centre, within walking distance of the train station and all amenities which include a public library and the pleasant Monkton Park with 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 Wiltshire College.

Property Information

Council Tax Band: D

Freehold

Mains Gas, Electricity, Water & Drainage

Gas Central Heating

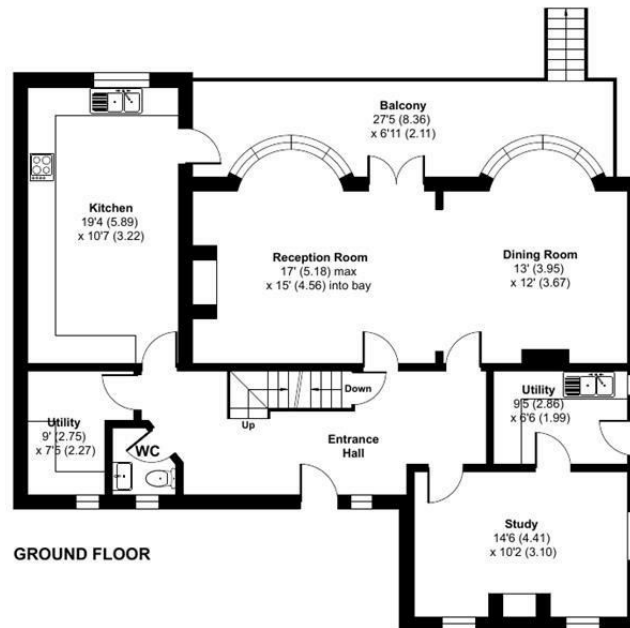
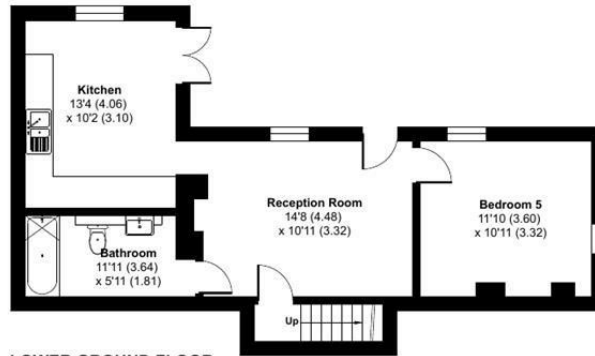
EPC Rating: D



Rowden Hill, Chippenham, SN15

Approximate Area = 2790 sq ft / 259.1 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). © nitchcom 2026. Produced for Strakers. REF: 1436170

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.