



📍 27 Brake Mead, Chippenham, SN15 1PD

🏠 Price Guide £295,000

Offered with no onward chain, this very well presented two-bedroom retirement bungalow, exclusively for the over 55's, is pleasantly situated within a quiet cul-de-sac of similar properties on the highly sought-after Monkton Park development.

- Offered with No Onward Chain
- Very Well Presented Throughout
- Two-bedroom Retirement Bungalow for the Over 55's
- Quiet Cul-De-Sac Location on the Sought-after Monkton Park Development
- Spacious Sitting Room Opening into a Bright Conservatory
- Stylish Contemporary Fitted Kitchen
- Enclosed Rear Garden
- Pleasant Views to the Rear Overlooking Monkton Park
- Driveway Parking
- Peaceful and friendly community setting

🏠 Leasehold

🏠 EPC Rating D



OFFERED WITH NO ONWARD CHAIN-A very well presented two bedroom retirement bungalow exclusively for the over 55's, situated in a quiet cul-de-sac of similar properties on the highly sought-after Monkton Park development, this delightful home offers an exceptional blend of comfort, convenience, and community living.

Enjoying pleasant rear views across the popular Monkton Park Golf Course, the property is thoughtfully arranged throughout and features two generous double bedrooms, one with fitted wardrobes, a stylish shower room, a contemporary fitted kitchen, and a spacious sitting room opening seamlessly into a bright and airy conservatory, perfect for relaxing or entertaining.

Externally, the bungalow benefits from a private enclosed south facing rear garden with enviable views towards Monkton Park itself. Allocated driveway parking can be found to the front of the property.

Ideally positioned within easy reach of local amenities, bus routes, and excellent transport links, this attractive home is perfectly suited to those seeking a peaceful, low-maintenance lifestyle within a friendly and well-established community.

Offered to the market with no onward chain, this represents a wonderful opportunity to secure a home in one of Monkton Park's most desirable locations.

#### **Situation**

The property is within easy access 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. 75 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 wide range of private schooling and Chippenham also offers secondary schools and primary schools, together with further education at Wiltshire College.

#### **Property Information**

Council Tax Band; B

Leasehold-125 year lease, 86 years remaining

Mains Services

Electric Heating

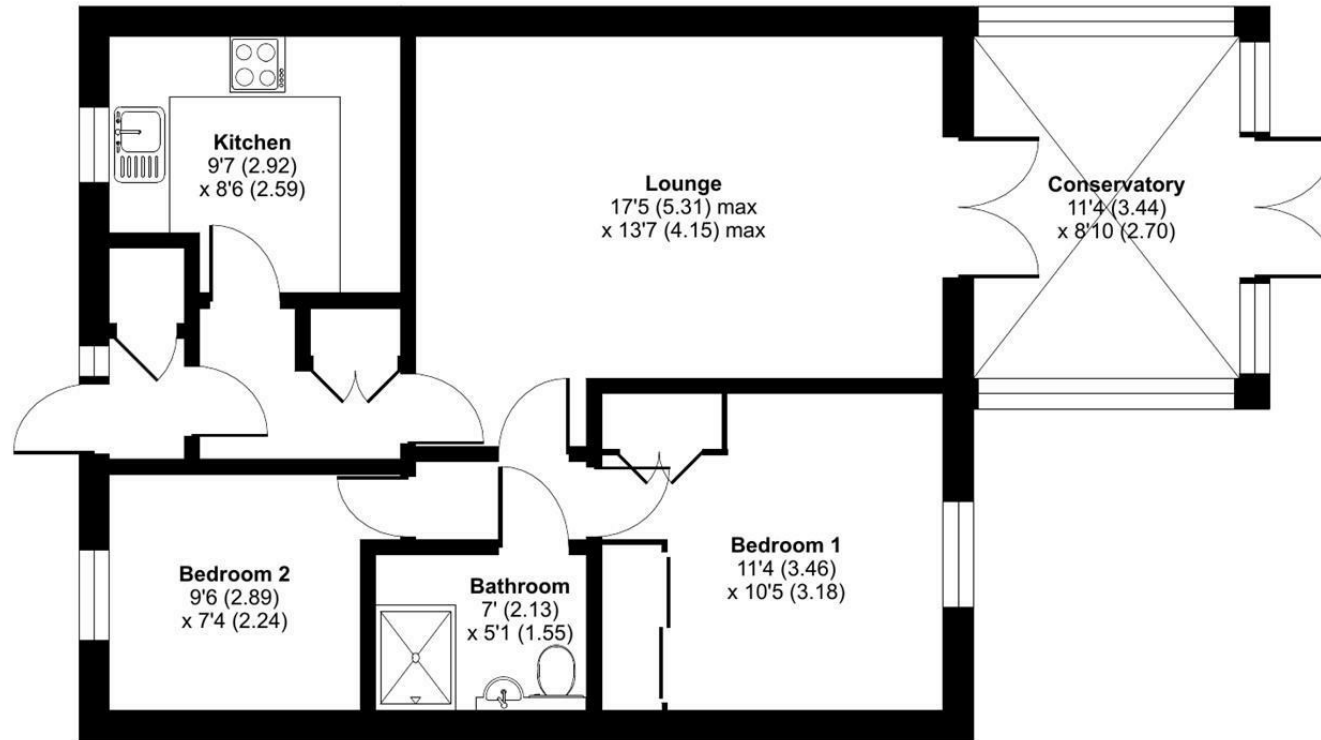
EPC Rating; D



# Brake Mead, Chippenham, SN15

Approximate Area = 729 sq ft / 67.7 sq m

For identification only - Not to scale



**GROUND FLOOR**

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Strakers. REF: 1459262

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