



Situated along the highly desirable Riverside Drive within Monkton Park, Chippenham, this impressive detached residence offers a sophisticated balance of contemporary design and effortless family living, extending to 1,377 sq. ft.

The home welcomes you with vaulted canopy porch leading to a spacious entrance hall, cloakroom and three elegant reception rooms, each offering a versatile setting—whether it be a relaxing sitting room, an atmospheric dining space, or a refined study space. The heart of the home is a beautifully appointed kitchen / breakfast room complete with utility.

The first floor boasts a spacious landing area with large airing cupboard, four well-proportioned bedrooms, complemented by two stylishly finished bathrooms that combine practicality with modern luxury.

Externally, the property enjoys the rare advantage of extensive off-road parking for several vehicles and a double garage. The peaceful surroundings of Riverside Drive provide a sense of sanctuary, while its prime location ensures effortless access to Chippenham's vibrant town centre and excellent transport connections.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Situation - Monkton Park

Monkton Park is a small community centrally located within Chippenham with a diverse mix of properties suitable for all types of buyers. From the beautiful Monkton House a grand old c1757 manor from which the area gained its name, to 1960s bungalows to 2007 eco homes and everything else in-between; Monkton Park has something for everyone. You are able to walk into town and access all amenities including the towns mainline rail links to London (Paddington), there

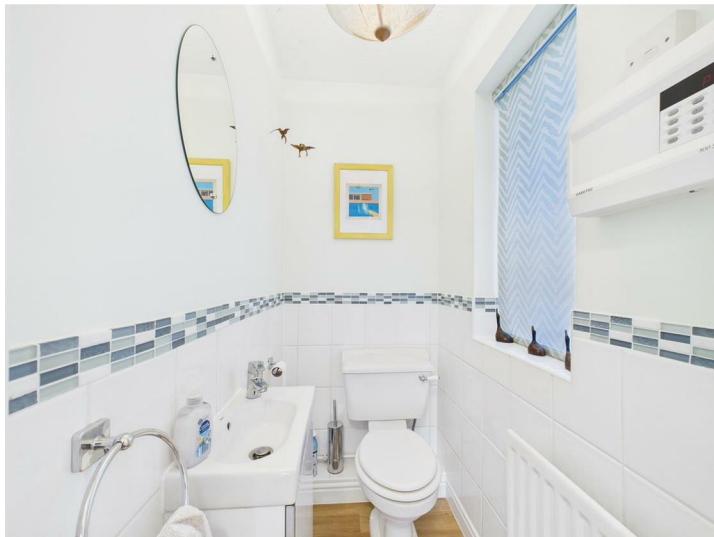
are good schools, parks, walks and the River Avon to name just a few of the delights available to those who live here.

Property Information

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band F

Tenure - Freehold







Approximate total area⁽¹⁾
 1660 ft²
 154.3 m²

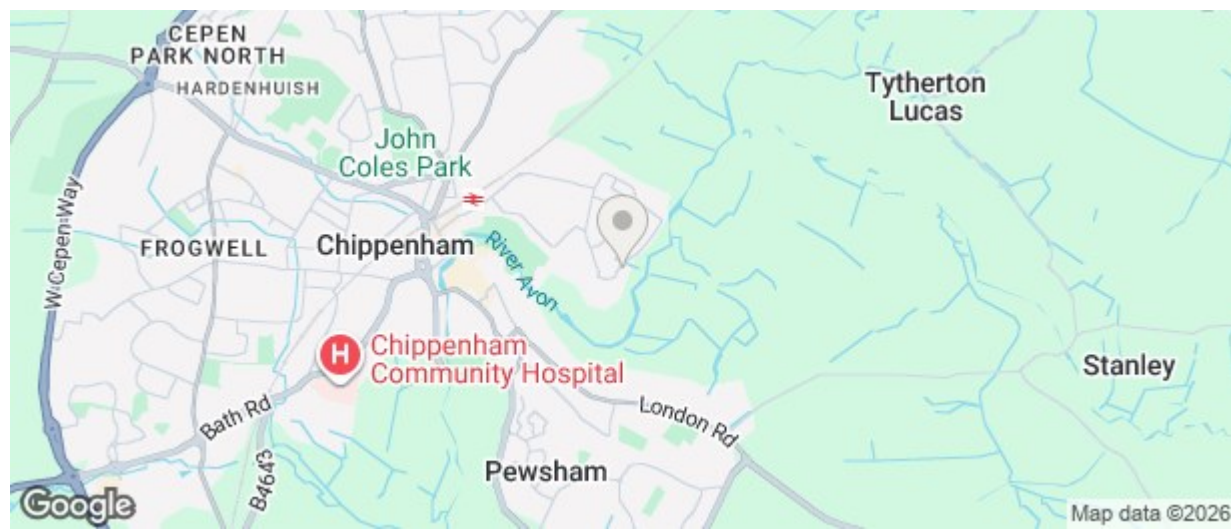
Reduced headroom
 11 ft²
 1 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating	
Current	Potential
71	81
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	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing