



18 Chevril Close, Chippenham, SN14 6QS

GOODMAN WARREN BECK

64 Market Place
 Chippenham, Wiltshire SN15 3HG
 Tel 01249 444449 | Fax 01249 448989
 Email info@goodmanwb.co.uk

Price Guide £725,000

NO ONWARD CHAIN! A much improved and beautifully presented four bedroom detached house set on a corner plot within this most sought after area offering easy access to a wide range of amenities. The ground floor accommodation offers a large entrance porch, welcoming reception hall, a good size sitting room with wood burning stove, delight refitted kitchen/dining room with an extensive range of fitted units, central island and granite work surfaces, two utility areas and a guest cloakroom. The first floor then boasts a master bedroom with dressing area and refitted en-suite bathroom, three further bedrooms and a refitted shower room. Other benefits include double glazing and gas central heating. The property enjoys a generous frontage with lawned garden and driveway providing ample off road parking leading to the detached double garage. To the rear is a pleasant enclosed garden laid to lawn with a large paved seating area and delightful Oak framed veranda with a glass roof.

Situation

The property is ideally situated within the highly sought after development of Cepen Park North. The property is just a short walk from two of the towns highly reputable senior schools as well as Morrisons supermarket and Chippenham Golf Club. There are excellent links for commuting to the major centres of Bath, Bristol, Swindon and London via the A4, A420 and the M4. A more comprehensive range of amenities are to be found in the nearby town centre including mainline railway station (London Paddington in just over an hour), college and sports facilities.

Accommodation Comprising:

Obscure double glazed entrance door to:

Entrance Porch

Double glazed window to front and side. Radiator. Engineered oak flooring. Dado rail. Door to:

Reception Hall

Stairs to first floor. Radiator. Engineered oak flooring. Understairs cupboard. Dado rail. Doors to:

Sitting Room

Double glazed window to front. Two radiators. Cast iron wood burning stove with hearth. Coving. Double doors to:

Study

Double glazed window to front. Radiator. Engineered oak flooring. Coving.

Kitchen/Dining Room

Double glazed French doors and side panels to garden. Two double glazed windows to rear. Engineered oak flooring. Radiator. Spotlights. Coving. Range of drawer and cupboard base units. Granite worksurfaces with matching upstands and undermounted circular sink unit with chrome mixer tap. Built-in Neff halogen hob with splashback and extractor over. Two built-in Neff eye level double ovens. Integrated fridge and freezer. Wine cooler.

Shower Room

Obscure double glazed window to rear. Ladder radiator. Large walk-in shower area. Wall hung wash basin with chrome mixer tap. Close coupled WC. Fully tiled walls and floor. Extractor. Spotlights.

Outside

Front Garden

Laid to lawn and enclosed by stone wall. Path to front door. Driveway parking leading to double garage providing ample off road parking.

Double Garage

18'0" x 17'11"

Twin up and over doors. Double glazed window to either side. Double glazed door to rear garden. Power and light. Eaves storage.

Rear Garden

Enclosed garden with extensive patio area with large Oak framed veranda with a glass roof. Laid to lawn. Useful covered storage area.

Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road and on into the A420 Bristol Road. At the mini roundabouts turn right into Hardenhuish Lane and proceed past the secondary schools. Take the turning on the left into Cepen Park North and take the first right into Chevril Close, the property is immediately on the right.

Utility

Double glazed window to side. Obscure double glazed door to rear. Engineered oak flooring. Cupboard base unit. Granite worksurfaces with upstands. Undermounted one and a half bowl stainless steel sink unit with mixer tap. Wall mounted cupboards. Cupboard housing boiler. Space and plumbing for washing machine. Space for tumble drier. Spotlights.

Utility

Double glazed window to side. Radiator. Engineered oak flooring. Tall cupboard. Worktop. Spotlights. Door to:

Cloakroom

Countertop vanity wash basin with swan neck mixer tap. Close coupled WC. Engineered oak flooring. Spotlights. Extractor.

First Floor Landing

Access to roof space. Cupboard housing unvented hot water tank. Double cupboard. Doors to:

Master Bedroom

Double glazed window to front. Radiator. Coving. Archway to:

Dressing Room

Fitted double wardrobes to either side. Door to:

En-Suite Bathroom

Obscure double glazed window to rear. Ladder radiator. 'P' shaped bath with chrome mixer tap and shower over. Wall hung vanity wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Tiled floor.

Bedroom Two

Double glazed window to rear. Radiator. Wood laminate flooring.

Bedroom Three

Double glazed window to front. Skylight window to front. Radiator. Overstairs cupboard.

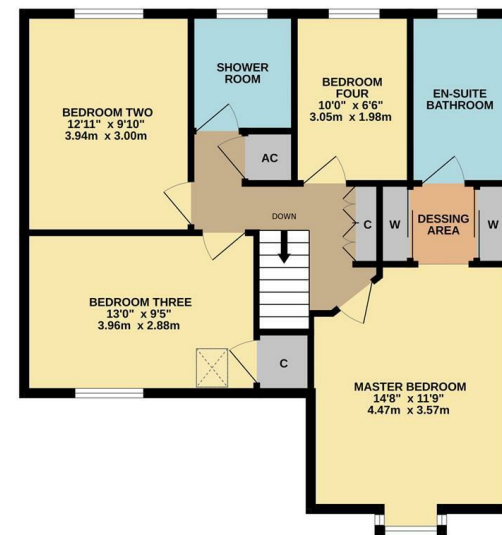
Bedroom Four

Double glazed window to rear. Radiator. Wood laminate flooring.

GROUND FLOOR
904 sq.ft. (84.0 sq.m.) approx.



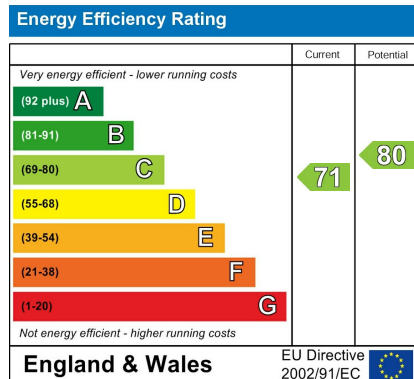
FIRST FLOOR
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA: 1628 sq.ft. (151.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE GRAPHS



Council Tax Band: F

Tenure: Freehold

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