



📍 16 Rowden Road, Chippenham, Wiltshire, SN15 2AU

🔗 Offers In Excess Of £325,000

A beautifully extended bay-fronted two-bedroom 1930s semi-detached home, set on a quiet, no-through road in the highly desirable south-west area of Chippenham, within easy reach of amenities, the town centre, and the mainline station."

- Beautifully Extended Bay-Fronted 1930s Semi-Detached Home
- Stunning Rear Extension with Vaulted Ceiling and Multi-Fold Doors
- Sought After South-West Chippenham Location on a Quiet No-Through Road
- Well Appointed Kitchen Flowing Seamlessly into Living Areas
- Two Generous Bedrooms
- South-West Aspect to the Rear
- Landscaped Garden with Patio, Lawn, and Mature Planting
- Substantial Garden Workshop with Power and Lighting (ideal home office potential)
- Driveway Providing Off-Road Parking
- Excellent Access to Local Amenities, Town Centre, and Mainline Station

🏠 Freehold

🏠 EPC Rating C



An exceptional and beautifully extended bay-fronted two-bedroom 1930s semi-detached home, enviably positioned on a quiet, street on the sought-after south-west side of Chippenham. Ideally located, the property offers convenient access to a range of amenities, the town centre, and the mainline station.

The accommodation is introduced via a welcoming entrance with stairs rising to the first floor. To the front, a charming bay-fronted sitting room with a wood-burning stove which flows through to a semi open-plan dining area and well-appointed kitchen, perfectly suited to modern living.

The highlight of the home is the stunning extension to the rear, thoughtfully designed by the current owners. Featuring a vaulted ceiling and multi-fold doors, this striking space creates a superb living area, flooded with natural light and offering a seamless connection to the south-west facing garden. Complete with a wood burner, it provides a versatile and stylish environment for both everyday living and entertaining throughout the seasons.

The ground floor further benefits from a separate utility room and a contemporary shower room, along with convenient side access.

Upstairs, the property offers two generously sized bedrooms and a beautifully appointed family bathroom with an over-bath shower.

Additional features include uPVC double glazing and gas central heating.

Externally, the property enjoys driveway parking to the front. To the rear, a truly delightful, mature garden provides a high degree of privacy, with a generous patio, well-kept lawn, and a substantial workshop with power and lighting, offering excellent potential for conversion into a home office or studio.

#### **Situation**

The property is pleasantly situated on the popular Rowden Road, which is less than half a mile and a half 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; B

Freehold

Mains Services

UPVC Double Glazing & Gas Central Heating

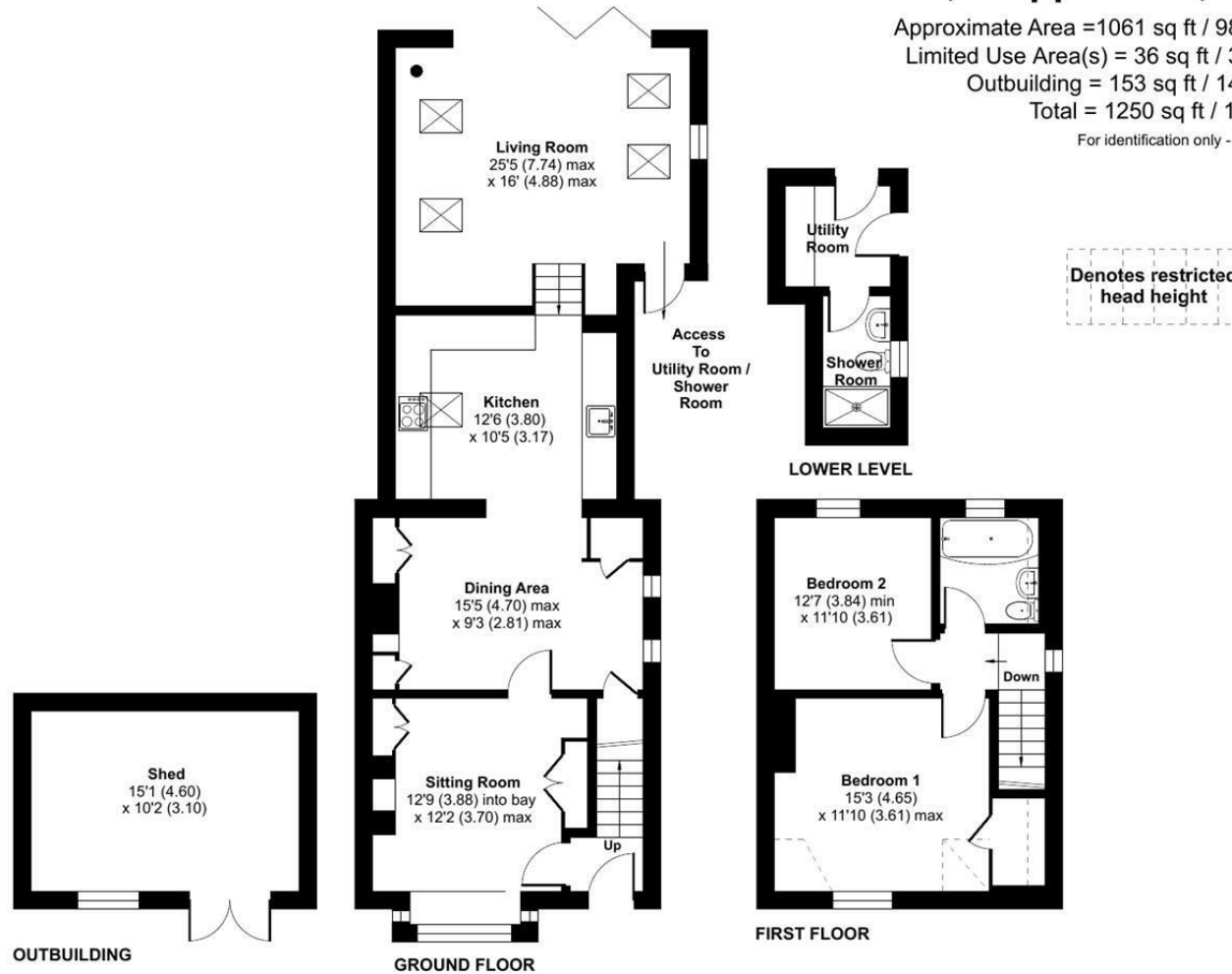
EPC Rating; C



# Rowden Road, Chippenham, SN15

Approximate Area = 1061 sq ft / 98.5 sq m  
 Limited Use Area(s) = 36 sq ft / 3.3 sq m  
 Outbuilding = 153 sq ft / 14.2 sq m  
 Total = 1250 sq ft / 116 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). © ntechcom 2026. Produced for Strakers. REF: 1435043

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