



Connells

St Cleer The Butts
Chippenham



Property Description

Stunning 5-Bedroom Character Property in the Heart of Chippenham

Nestled in the vibrant heart of Chippenham town centre, this impressive 5-bedroom period property offers a rare opportunity to own a substantial family home rich in charm and original features. Spanning approximately 2,443 square feet, this beautifully presented residence effortlessly combines traditional character with modern comfort.

Boasting high ceilings, UPVC double glazed windows, exposed beams and elegant fireplaces throughout, the home features generous and flexible living spaces ideal for both family life and entertaining. The spacious kitchen/breakfast room serves as the heart of the home, complemented by a formal dining room, a welcoming sitting room, and additional reception areas offering further versatility.

Upstairs, five well-proportioned bedrooms are arranged over two floors, including a luxurious principal suite and ample space for guests, home office use, or a growing family. The bathrooms are stylishly appointed, with a blend of modern fittings and classic design.

Outside, the property benefits from a private garden and side courtyard - a true sanctuary in the town centre - plus a driveway for 2 cars and a garage. There is convenient walking distance access to local amenities, excellent schools, railway station with direct trains to London and Bath

The property also boasts from fibre broadband and Cat6 network wiring to most rooms perfect for home working, gaming and streaming

Ground Floor

Dining Room

17' 4" x 13' 2" (5.28m x 4.01m)

Two windows to front and window to rear. Radiator. Stairs to first floor. Beamed ceiling. Openings to Kitchen.

Kitchen/Breakfast Room

17' 6" x 11' 11" (5.33m x 3.63m)

Fitted with a matching range of base units and solid wood work surfaces. fridge/freezer. Plumbing for washing machine and a built in dishwasher. Range gas oven with hob. Windows to front, rear and side. Ceiling spotlights. double Glazed door to side.

Cloakroom

Suite comprising low level WC and wash hand basin. Window to side.

Studio - Self Contained

17' 6" max x 15' 4" max (5.33m max x 4.67m max)Door to outside, Window to front .Two windows to rear. Kitchen area with base units, built in Fridge/Freezer and sink unit. Shower room - suite comprising low level WC, vanity wash hand basin and shower unit.

First Floor - Landing

Stairs from Ground Floor. Double doors to front opening on to the garden.

Sitting Room

19' x 12' 2" (5.79m x 3.71m)

Two windows to front. Window to rear. Open feature fireplace. Two radiators. TV point. Stairs to first floor.

Drawing Room

18' 6" x 16' 11" (5.64m x 5.16m)

Two windows to front. Window to rear. Feature fireplace. TV point. Two radiators.

Inner Hall

Window to rear. Stairs to Ground Floor. Radiator.

Bedroom Five/Study

10' 7" x 8' 4" (3.23m x 2.54m)

Window to rear. Radiator. Built in cupboard. Door to Ensuite.

Ensuite

Suite comprising shower cubicle, low level WC and wash hand basin. Part tiled walls. Heated towel rail.

Second Floor - Landing

Stairs from First Floor. Three windows to front. Radiator. Doors to Bedrooms.

Bedroom One

19' max x 12' 2" max (5.79m max x 3.71m max) Windows to front and rear. Radiator. Vaulted and Beamed ceiling. Door to Ensuite.

Ensuite

Suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail.

Bedroom Two

10' 10" x 9' 10" (3.30m x 3.00m)

Window to rear. Radiator. Stairs up to Mezzanine level.

Mezzanine

7' 3" x 5' 6" (2.21m x 1.68m)

Bedroom Three

10' 10" x 9' 4" (3.30m x 2.84m)

Window to rear. Radiator. Access to loft space.

Bedroom Four

11' 10" x 11' 7" (3.61m x 3.53m)

Window to rear. Radiator. Beamed ceiling. Feature fireplace. Beamed ceiling.

Bathroom

Window to front. Suite comprising low level WC, wash hand basin and bath with shower over. Part tiled walls. Heated towel rail.

Outside

Parking for 2 cars, Stone tiled courtyard with steps to the front garden and double gates to the front which can be parked on.

Garage

With double doors to front and window to side.

Front Garden

Pretty cottage style garden to the front with pathway leading to front door, lawn areas and well stocked borders. Patio area to the side.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01249 652 476
E chippenham@connells.co.uk

59 Market Place
 CHIPPENHAM SN15 3HL

EPC Rating: E Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/CHM302794



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CHM302794 - 0008