



📍 8 Tormarton Road, Marshfield, Chippenham, SN14 8NN

🔗 Offers In Excess Of £725,000

A lovely, modern four double bedroom, three reception room, detached family home, benefitting from beautifully maintained, private gardens, detached double garage plus additional single garage, and driveway parking; superbly positioned on the edge of the highly desirable village of Marshfield.

- Modern Detached Family Home
- Four Double Bedrooms
- Family Bathroom & En-Suite Shower Room
- Sitting Room, Dining Room, Study
- Stylish, Fitted Kitchen
- Cloakroom & Utility Room
- Beautifully Maintained Gardens to Front & Rear
- Detached Double Garage & Integral Single Garage
- Driveway Parking
- Highly Desirable Village of Marshfield

🏠 Freehold

📊 EPC Rating D



A lovely, modern four bedroom detached family home, superbly positioned down a shared driveway of only three houses, situated on the edge of the highly desirable and reputable village of Marshfield, offering easy access to Chippenham, Bath and J18 of the M4. The property is well-presented, well-proportioned and offers versatile living arrangements, perfect for the convenience of today's modern family life.

The accommodation is arranged over two levels, and briefly comprises; entrance hall, cloakroom, study, perfect for those who work from home, generous dual-aspect sitting room with double doors leading through to the dining room, modern fitted kitchen, and utility room with access to the integral garage, on the ground floor. To the first floor are the four double bedrooms, the principal bedrooms benefitting from en-suite shower room, and the family bathroom with separate shower.

Externally the property benefits from beautifully maintained, private gardens to both the front and rear, the rear garden is laid predominantly to lawn, with a range of seating areas, and variety of ornamental bushes, shrubs and trees. To the front is a detached double garage, with further integral single garage, both of which benefit from electric roller doors, and off-road driveway parking for multiple vehicles.

Situation

Marshfield is a vibrant village offering easy, level access to everyday amenities. Designated as a Conservation Area, the charming and unspoilt High Street is lined with attractive period homes and features a range of local facilities, including a village shop with post office, a tearoom, and a community centre. The village benefits from a well-regarded primary school, along with access to the excellent range of schools available in nearby Bath. Residents also enjoy a selection of popular public houses, a village church, and a GP surgery, all contributing to the area's strong sense of community. Conveniently located approximately eight miles north of Bath, the village offers excellent transport links. The A420 provides straightforward access to Bristol and Chippenham, while rail services to London Paddington are available from nearby stations. The M4 motorway (Junction 18) is also within easy reach.

Property Information

Council Tax Band; F

Tenure; Freehold

Services; Mains Water, Drainage, Gas and Electricity

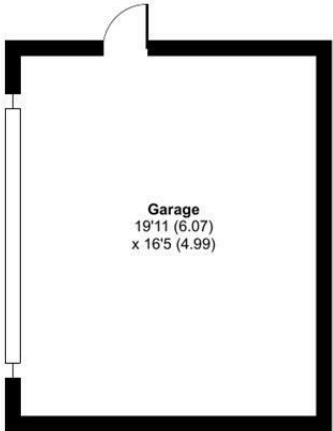
Gas Central Heating

EPC Rating; D

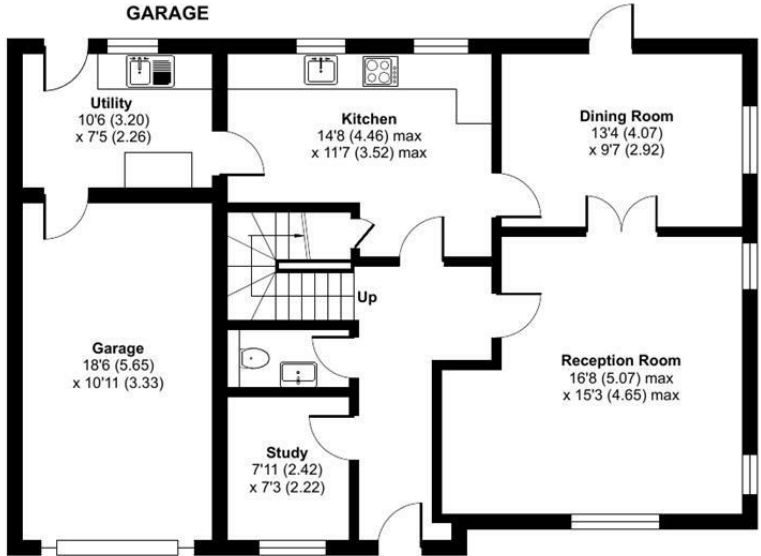


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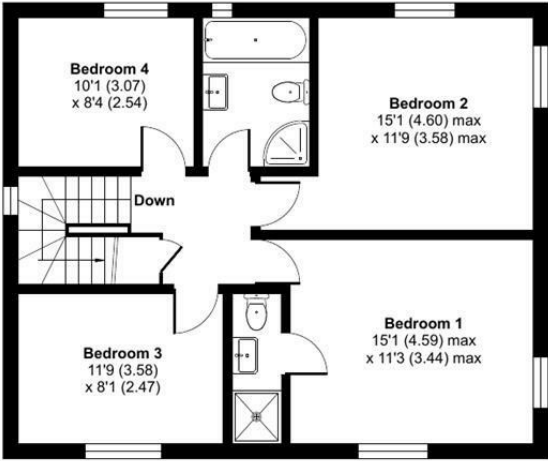
Approximate Area = 1496 sq ft / 138.9 sq m
 Garages = 522 sq ft / 48.4 sq m
 Total = 2018 sq ft / 187.3 sq m
 For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Strakers. REF: 1296162

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For further details 01249 652717
 chippenham@strakers.co.uk

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