



London Road, Chippenham
£274,000



A semi-detached period home with an enclosed southerly garden. There is a quality fitted breakfast kitchen which has been cleverly designed and has direct access out onto the garden. The home gives you two separate living rooms with one having an open fireplace. The first floor gives you a modern shower room and two double bedrooms with the master being an impressive 15ft 4 x 11ft (4.67m x 3.35m). There is a boarded attic with skylight. Externally there is a summer house plus a bespoke built studio workshop of 11ft 9 x 9ft 3 (3.58m x 2.82m). There is double glazing and gas central heating. Believed to date back to 1893, the home is placed in a great location- being a gentle stroll to the facilities of Chippenham centre and country walks too.



LOCATION

The home is placed on the eastern side of Chippenham. It is a flat walk to the centre of the market town which offers a multitude of shopping facilities, restaurants and cafes.

Country walks are also within easy reach. The old railway line between Chippenham and Calne is a few minutes walk away as are the wide open spaces and Historic Forest of Westmead Open Spaces.

ACCESS & AREAS CLOSE BY

The A4 gives routes east to Marlborough, Cherhill White Horse and Historic Avebury and the M4 eastbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound also. To the west is Corsham, Bath and the M4 westbound. There is a regular bus route (approx every 20 minutes in the day) connecting Chippenham and Swindon train stations and all the towns/villages in between. Chippenham train station offers routes west to Bath and Bristol plus routes east to Swindon, Reading and London Paddington.

ENTRANCE HALL

Stairs rise to the first floor. Doors give access to the living room and to the dining room.

LIVING ROOM

12'9 x 11' (3.89m x 3.35m)

A window offers a view out over the front. There is the focal point of an open fire with tiled surround. There is room for a number of sofas and extra furniture to complement.

DINING ROOM

12'6 x 9'6 (3.81m x 2.90m)

A window looks out over the rear garden and there is access to the fitted kitchen. To one corner are built-in store cupboards. The room can happily accommodate a table, chairs, dresser and extra furniture such as a large book case for example. Deep under stair store cupboard.

FITTED KITCHEN BREAKFAST ROOM

21'7 x 8'3 maximum (6.58m x 2.51m maximum)

The kitchen has been carefully planned to offer culinary, utility and breakfast/study areas.

The kitchen area gives a view out over the side patio. There is room for an American style fridge freezer and a range cooker. There is a selection of fitted wall and floor

cabinets including dresser style with glass fronted display. One and a half sink and drainer with mixer tap and water fountain. (Water softener).

Double doors open to a utility cupboard. Here is the ability to stack a washing machine and dryer. Space for a dishwasher. Gas central heating boiler.

At the end of the room is an area that offers a bar for breakfasts or as a study area with bar stools. There are further fitted cabinets. A window looks out over the patio garden and a French door opens to the garden and expands the living space in fine weather. There is a vaulted ceiling and a skylight window gives extra natural light.

FIRST FLOOR LANDING

Balustrade. Doors open to the bedrooms and to the shower room. Access to the boarded attic.

MASTER BEDROOM

15'4 x 11' (4.67m x 3.35m)

Impressive in size the master bedroom offers a view out over the front garden. There is room for a super king size bed, sofa and further bedroom furniture.

BEDROOM TWO

11'1 x 9'1 (3.38m x 2.77m)

A window offers a view out over the rear garden. There is room for a double bed and extra bedroom furniture.

SHOWER ROOM

8'3 x 7'7 (2.51m x 2.31m)

Window with privacy glass and an extractor fan. Corner shower cubicle with both hand held and raindrop shower. Vanity cabinet with inset basin and a water closet with concealed cistern. Chrome towel rail radiator. Space for display bathroom furniture. Tile finishes.

BOARDED ATTIC

14'11" x 11'6" approximate floor space (4.57m x 3.51m approximate floor space)

The attic has a skylight window and a head height of around 6ft (1.83m) approximately.

EXTERIOR

Outlined in a little more detail as follows;

FRONT GARDEN

A walled hard standing garden with a path to the front access door. A path leads down the side of the home to a gate giving access to the rear garden.

REAR SOUTHERLY GARDEN

The garden is organised with ease of maintenance, entertaining and relaxation in mind. A patio area wraps around the kitchen breakfast room and is perfect for outside dining and entertaining. A path leads up to the studio/workshop area. There is a shingled area for plant pot display and a deep flower bed with mature planting.

A further shingled area wraps around the studio workshop and sits between it, the summer house and a green house. Ideal for outside furniture and plant pot display.

STUDIO WORKSHOP

11'9 x 9'3 (3.58m x 2.82m)

Two windows look out to the side and there is a glazed entrance door. good head height. Power and light.

SUMMER HOUSE

8' x 7' approximate (2.44m x 2.13m approximate)

Placed at the end of the garden. Two glazed French doors give access and windows look down the garden.



