



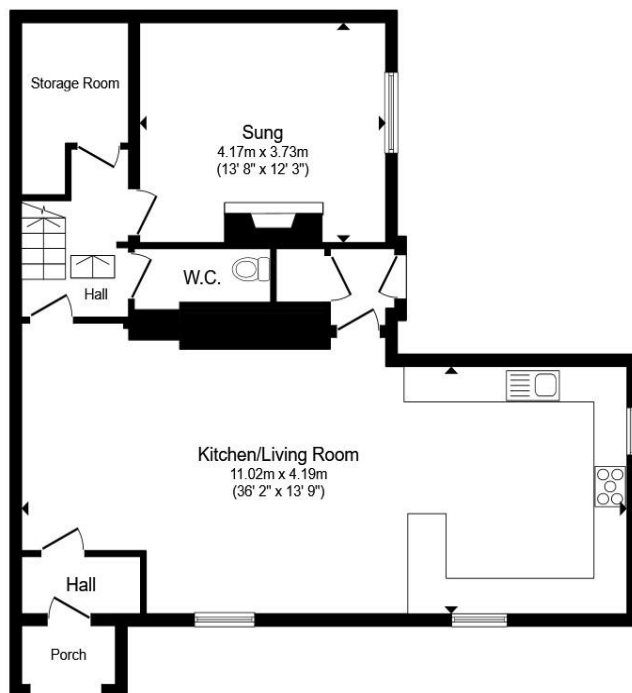
Mermaid Court, Christian Malford Chippenham SN15 4FS

welcome to

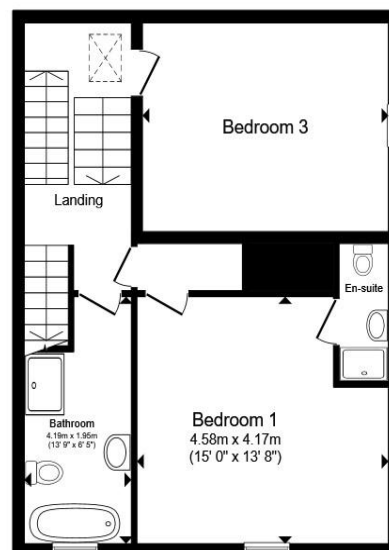
Mermaid Court, Christian Malford Chippenham

Coopers Lodge is a stunning and deceptively spacious Grade II listed cottage, beautifully renovated to blend period charm with contemporary style. The welcoming entrance porch opens into an impressive open plan living, dining and kitchen area, showcasing exposed beams, high ceilings and a striking fireplace with a multi-fuel stove. The high-specification kitchen features Bosch appliances, quartz worktops, a wine chiller and a bespoke wooden wine and champagne holder. A split-level inner hall leads to a stylish cloakroom, an understairs boiler/utility room and a separate snug with a feature fireplace, ideal for a wood burner and perfect as a quiet retreat, study or cosy second living space. The ground floor is finished with elegant limestone flooring throughout. Upstairs, the split-level landing with skylight enhances the sense of light and space. There are three generous double bedrooms, including a beautifully finished master with a fully tiled en-suite. The family bathroom is equally impressive, offering both a bath and a large double-width walk-in shower. The second floor provides a charming additional bedroom or study, complete with peaceful rooftop views. Outside, the south-facing garden is perfect for outdoor dining and enjoying the sunshine. The property also benefits from three allocated parking spaces. Modern comforts include a state-of-the-art Air Source Heat Pump and underfloor heating across the entire ground floor.

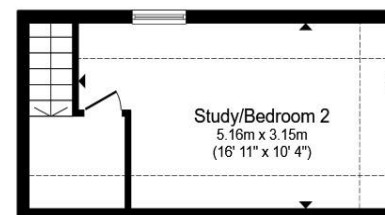




Ground Floor



First Floor



Second Floor

Total floor area 166.4 m² (1,791 sq.ft.) approx

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.propertybox.io



Set within the picturesque and friendly village of Christian Malford, Coopers Lodge enjoys an idyllic location rich in heritage. The village itself is mentioned in the Domesday Book, with archaeological finds indicating settlements dating back as far as 3000 BC. Today, Christian Malford offers an outstanding array of amenities, including a 13th-century church, an excellent primary school, a village shop, a post office, a village hall and a leisure area with a pavilion. At the heart of the community lies Malford Meadow, a beautiful twelve-acre wildlife meadow preserved for the enjoyment of residents and the protection of local nature. Positioned just south of the M4 and west of the River Avon, the village provides exceptional connectivity for commuters, offering easy access to Bath, Bristol, Swindon and London. Nearby towns such as Chippenham, Malmesbury and Royal Wootton Bassett ensure that everyday shopping and services are close at hand. The surrounding countryside is dotted with charming traditional pubs, each renowned for excellent food and a warm, welcoming atmosphere.

Entrance Porch
Kitchen/Living/Dining Room
Inner Hall
Cloakroom
Snug
Utility Room
Landing
Bedroom One
Ensuite
Bedroom Two
Bedroom Three
Bathroom
Rear Garden
Parking

Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

welcome to

Mermaid Court, Christian Malford Chippenham

- Beautifully renovated Grade II listed cottage full of charm and character.
- Stunning open plan living space with feature beams and log burning stove.
- Luxurious bedrooms and bathrooms arranged over three floors.
- High quality kitchen with quartz worktops and fitted Bosch appliances.
- Three parking spaces in a sought after village location

Tenure: Freehold EPC Rating: C
Council Tax Band: F



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/CHP111672



Property Ref:
CHP111672 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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