



## **10 Wood Lane, Chippenham, SN15 3DR**

**Guide Price £450,000**

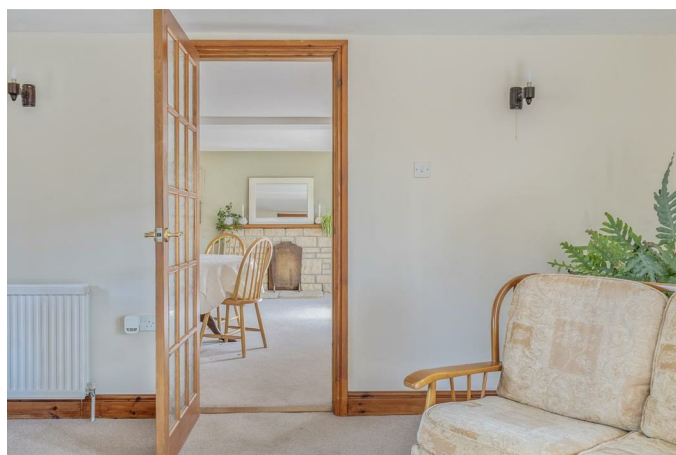
Offered for sale with NO ONWARD CHAIN, an exciting and rare opportunity to purchase a quaint, loved and well maintained Grade II listed, mid C18 detached cottage within the centre of Chippenham. Established gardens surround the property whilst a gravel driveway provides parking for two cars alongside a single garage. Internally comprising; sitting room, dining room, kitchen/breakfast room, ground floor shower room with toilet, externally accessed store/study, three bedrooms and first floor bathroom. This is unquestionably a must view home!



## Dining Room



Window to the front with seat, opening to the kitchen, doors to the sitting room, ground floor shower room, storage cupboard, radiator and stairs to the first floor.



## Sitting Room



Window to the front with window seat, window to the rear, radiator, gas fire with back boiler.



## Ground Floor Shower Room



Window to the front, radiator, tiled floor, toilet, wash hand basin, vanity storage, shower cubicle with electric shower.

## Kitchen/Breakfast Room



window to the side and rear overlooking the garden, door to the outside, opening to the dining room, tiled floor, radiator, space for a table and chairs, floor and wall mounted units, sink and drainer, plumbing for a washing machine, space for a cooker and extractor over.



## Landing

Doors to all bedrooms, bathroom, airing cupboard and hatch to the loft space.

## Bedroom One



Window to the front with window seat, window to the rear and radiator.

## Bedroom Two



Windows to the front , window seat, radiator and wardrobe.

## Bedroom Three



Window to the front and radiator.



## Bathroom



Window to the side, radiator, tiled floor, wash hand basin, bath, toilet and shower cubicle.

## Outside

### Utility/Office

Door from the garden, plastered walls with power and hatch to a loft space with skylight style window.

### Driveway

Tandem parking for two cars.

### Garage

Up and over door to the front.

## Gardens



The gardens surround the property and are laid predominantly to lawn. There are areas of bedding plants, ornamental trees and sapling shrubs that once established will offer further screening and privacy.



## Tenure

We are advised by the .GOV website that the property is Freehold.

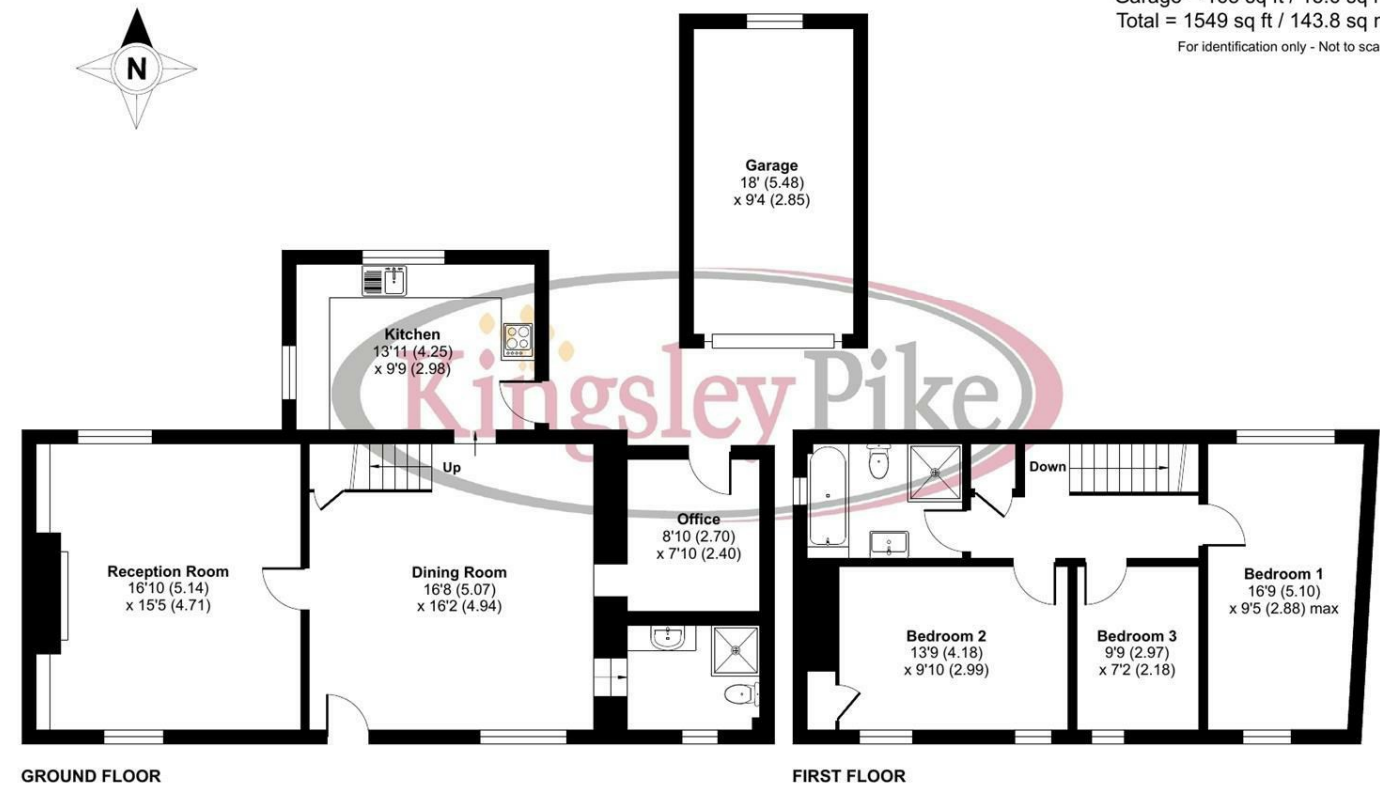
## Council Tax

We are advised by the .GOV website that the property is band E.

Floor Plan

Wood Lane, Chippenham, SN15

Approximate Area = 1381 sq ft / 128.2 sq m  
Garage = 168 sq ft / 15.6 sq m  
Total = 1549 sq ft / 143.8 sq m  
For identification only - Not to scale

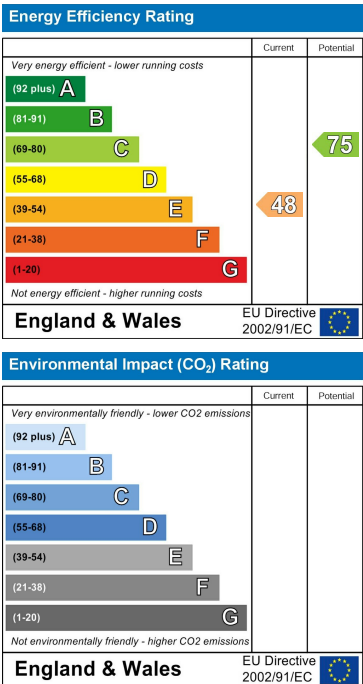


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Kingsley Pike. REF: 1345045

Area Map



Energy Efficiency Graph



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