



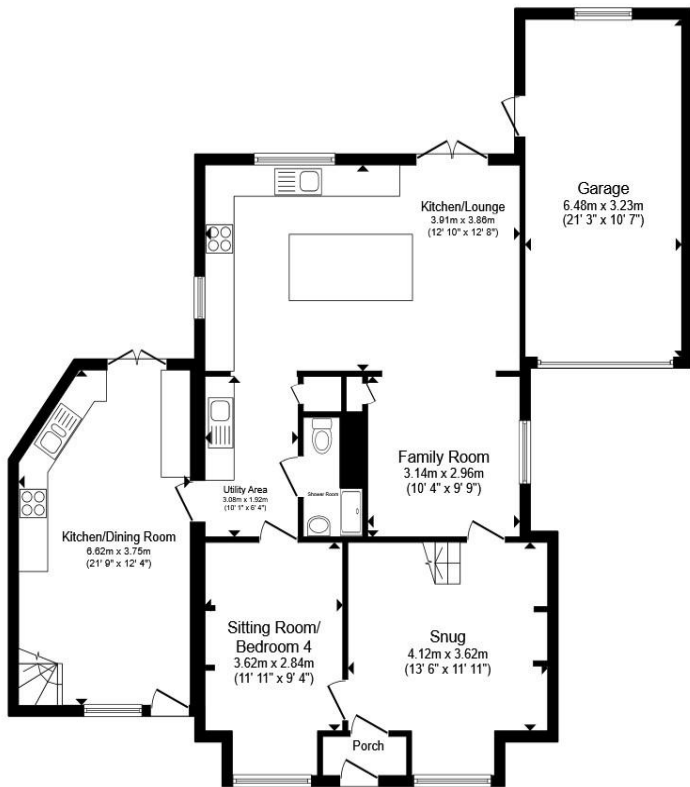
Wood Lane, Chippenham SN15 3EB

welcome to

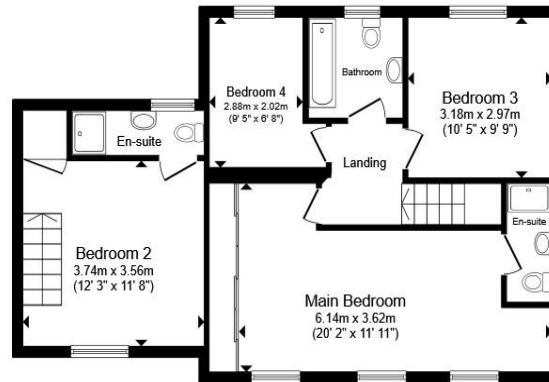
Wood Lane, Chippenham

An impressive and unique home offering a perfect blend of character and modern living, complete with a versatile annexe and generous outdoor space. Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.

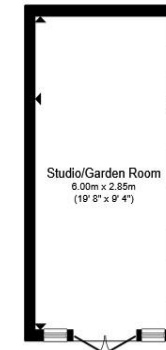




Ground Floor



First Floor



Outbuilding

Total floor area 204.4 m² (2,200 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



- Entrance Porch**
- Snug**
- Sitting Room**
- Kitchen/Diner/Family Room**
- Cloakroom**
- Utility Room**
- Landing**
- Master Bedroom**
- Ensuite**
- Bedroom Two**
- Bedroom Three**
- Family Bathroom**
- Annex**
- Kitchen/Diner/Sitting Room Bedroom**
- Courtyard Garden To Annex**
- Large Rear Garden**
- Studio/Garden Office**
- Garage**

welcome to

Wood Lane, Chippenham

- Superb detached home within close proximity to the town centre
- Versatile accommodation including a self-contained one-bedroom annexe
- Stylishly improved throughout, blending character and modern features
- Generous rear garden with studio/home office
- Off-road parking and private courtyard to annexe

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

offers over

£600,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CHP111839



Property Ref:
CHP111839 - 0005

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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allen & harris



01249 655255



chippenham@allenandharris.co.uk



37 Market Place, CHIPPENHAM, Wiltshire,
SN15 3HT



allenandharris.co.uk