



15 Blackwellhams
Chippenham

GOODMAN WARREN BECK

15 Blackwellhams, Chippenham SN15 3GG

A well presented five bedroom detached family home situated in a sought after area of Pewsham, enjoying views over a green to the front. The accommodation boasts a sitting room with feature fireplace, double glazed conservatory, kitchen/dining room and refitted cloakroom on the ground floor. The first floor has three bedrooms including a dual aspect master bedroom with en-suite shower room and built in wardrobe and a family bathroom. Two further large bedrooms are found on the second floor both with Velux and dormer windows. Other benefits include gas central heating, uPVC double glazing, well maintained gardens and a driveway to the front of the partially converted double garage now also providing a utility room.

SITUATION

The property is situated in the popular Pewsham development with its extensive range of amenities to include nursery, primary and secondary schools, doctors surgery, public house, vets, general stores, community hall and nearby new Lidl supermarket. Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. The town also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those looking to commute there is a main line rail service from Chippenham station to London (Paddington) and the West Country and the M4 motorway is accessed via Junction 17.

CANOPIED PORCH

Obscure double glazed entrance door to:

RECEPTION HALL

Stairs to first floor. Tiled floor. Radiator. Coving. Doors to:

CLOAKROOM

Vanity wash basin with splash back with chrome mixer tap. Close coupled WC. Wood laminate flooring. Extractor. Radiator.

SITTING ROOM

18'8" x 11'2"

uPVC double glazed window to front. Feature fireplace with marble inset and hearth and electric fire. Radiator. Solid wood flooring. Telephone Point. Television point. uPVC double glazed French doors to:

CONSERVATORY

10'10" x 10'6"

uPVC double glazed on brick built base. Ceiling fan with light. Radiator. Solid wood flooring. French doors to garden.

REFITTED KITCHEN/DINING ROOM

18'8" Max x 16'0" max

Dual aspect uPVC double glazed windows to front and rear. Solid wood work surfaces with tiled splash backs and inset one and a half bowl stainless steel sink unit with chrome mixer tap. Range of drawer and cupboard base units and matching wall mounted cupboards. Under unit lighting. Built-in electric induction hob and separate eye level double oven. Space for under counter fridge. Space for microwave. Space and plumbing for dishwasher. Second single bowl single drainer stainless steel sink unit with chrome mixer tap set into solid wood work surface. Chrome towel radiator. Cupboard housing gas fired boiler supplying radiator central heating. Under stair storage space. Wood laminate flooring. uPVC double glazed door to side.

FIRST FLOOR LANDING

uPVC double glazed window to rear. Over stairs cupboard. Stairs to second floor. Doors to:

MASTER BEDROOM

18'8" Max x 10'11" Max

Dual aspect uPVC double glazed windows to front and rear. Two radiators. Built in double mirrored wardrobe with hot water tank behind. Wood laminate flooring. Door to:

EN-SUITE SHOWER ROOM

Obscure double glazed window to front. Twin chrome ladder radiator. Shower cubicle with chrome shower. Extractor fan. Vanity wash basin with chrome mixer tap. Concealed cistern WC. Fully tiled walls and floor. Extractor.

BEDROOM THREE

11'8" x 8'0"

uPVC double glazed window to front. Radiator. Recessed spotlights. Wood laminate floor.

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Offers Over £500,000

BEDROOM FIVE

8'0" x 6'9"

uPVC double glazed window to rear. Radiator. Wood laminate flooring.

FAMILY BATHROOM

Obscure double glazed window to front. Chrome ladder radiator. Panelled whirlpool bath with chrome mixer tap and shower attachment and screen. Vanity wash basin with chrome mixer tap. Concealed cistern WC. Cupboards and drawers providing storage. Fully tiled walls and floor. Extractor. Shaver point.

SECOND FLOOR LANDING

Doors to:

CLOAKROOM

Sealed unit double glazed Velux to front. Pedestal wash basin with tiled splash back. Close coupled WC. Vinyl flooring. Shaver point. Extractor.

BEDROOM TWO

13'0" x 10'1"

uPVC double glazed dormer window to front with window seat. Sealed unit double glazed Velux window to rear. Radiator. Eaves storage space. Recessed spotlights.

BEDROOM FOUR

11'4" x 10'1"

uPVC double glazed dormer window to front with window seat. Sealed unit double glazed Velux window to rear. Radiator. Eaves storage space. Wood laminate flooring. Spotlights. TV point.

OUTSIDE

UTILITY/FORMERLY SECOND GARAGE

15'0" x 7'3"

uPVC double glazed window to side. Door to rear. Power and light. Rolled edge work surface with space and plumbing for washing

machine and tumble dryer. Space for fridge freezer, Built in mirrored sliding door storage. Potential to convert back to garage if desired. Door to garage.

GARAGE

Driveway parking to front of garage for two cars. Up and over door. Eaves storage space over both sides of garage. Power and light.

FRONT GARDEN

Pathway to front door with fencing to one side. Well established shrubs to second side.

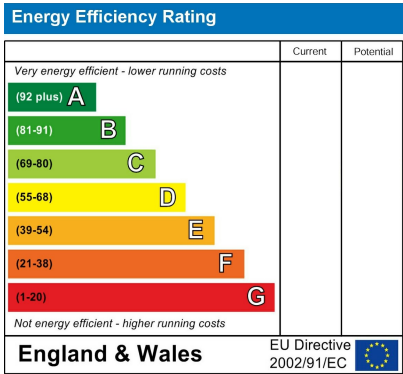
REAR GARDEN

Enclosed by fencing. Enjoying a good degree of privacy. Mainly raised beds with established shrubs and vegetable patch. Patio seating area. Pathway leading to secondary patio seating area. Gated side access. Outside power socket. Outside tap.

DIRECTIONS

From the town centre proceed along The Causeway and turn right at the roundabout. At the next roundabout turn left onto Pewsham Way, then left at the next roundabout into Webbington Road. Blackwellhams is then the first turning on the right. You will then find the property situated on the left.

ENERGY PERFORMANCE GRAPHS



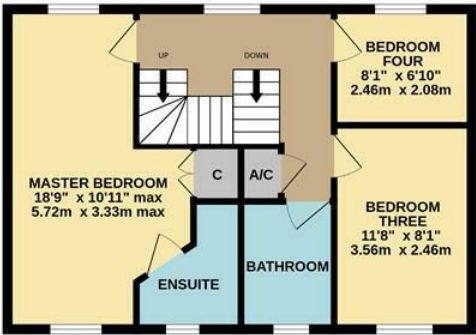
Council Tax Band: E

Tenure: Freehold

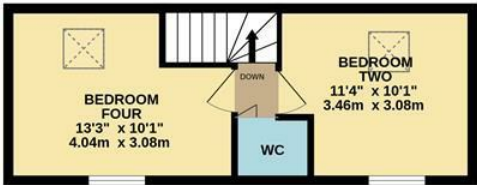
GROUND FLOOR
903 sq.ft. (83.9 sq.m.) approx.



FIRST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



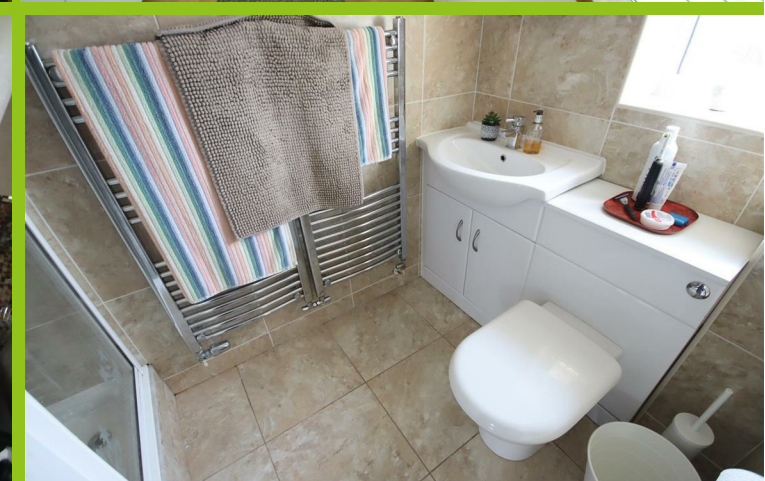
SECOND FLOOR
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 1688 sq.ft. (156.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Conservatory roof damaged in recent storms and due to be replaced with an upgraded roof soon.