



📍 Ruskin House St. Marys Place, Chippenham, Wiltshire, SN15 1EN

🏠 £450,000

A substantial six bedroom Grade II Listed home, offering Circa 2400 sq ft of exceptionally spacious and versatile accommodation, superbly positioned in the heart of Chippenham town centre, a stones throw from the railway station. Offered with No Onward Chain.

- Substantial Grade II Listed Residence - No Onward Chain
- Town Centre Location, Close to Railway Station
- Circa 2400 sq ft of Versatile Accommodation
- Main House & Annexe
- Six Bedrooms, Three Bathrooms
- Two Reception Rooms
- Ideal for Conversion into Flats
- Gated Courtyard Garden, with Off Road Parking Option
- Abundance of Character & Charm

🏡 Freehold

🏠 EPC Rating D



Nestled in the heart of Chippenham, Ruskin House presents an exceptional opportunity to acquire a substantial Grade II listed home, boasting an impressive circa 2400 sq ft of versatile living space, and off-road parking. Previously comprised as individual flats, and working office space, this unique property offers prospective buyers wonderful flexibility into the usage of the space (subject to necessary consents). Offered with No Onward Chain.

The house is arranged over four floors, providing a unique layout that enhances both privacy and communal living. Throughout the property, one can appreciate a wealth of period features that add character and charm, creating a warm and inviting atmosphere. Featuring six generously sized bedrooms, two reception rooms, and three well-appointed bathrooms, this individual home is ideal for multi-generational families, investors and business' alike. The town centre location is particularly advantageous, as it is merely a stone's throw from Chippenham railway station, offering excellent transport links for commuters and visitors.

Externally, the enclosed gated courtyard provides a private space to relax, whilst also offering optional off-road parking, a rare find in such a central location.

In summary, Ruskin House is a special residence that combines spacious living with a prime location, making it a perfect choice for those looking to invest in a property with both charm and potential.

Please note: The property is currently registered as a primary residence with an annexe.

#### **Situation**

St Marys Place is situated just a stones throw from the town centre and offers excellent access to the town and all amenities including the mainline railway station (London Paddington - approx. 75 minutes) The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a good choice of private schooling in the area and Chippenham also offers excellent secondary schools and primary schools, together with further education at Wiltshire College. The pleasant John Coles Park & Monkton Park with a nine hole golf course and riverside walks/cycleways are also just on the doorstep.

#### **Property Information**

Council Tax Band: C

Annexe Council Tax Band: A

Freehold

Mains Gas, Electricity, Water & Drainage

Gas Fired Central Heating

EPC Rating: D

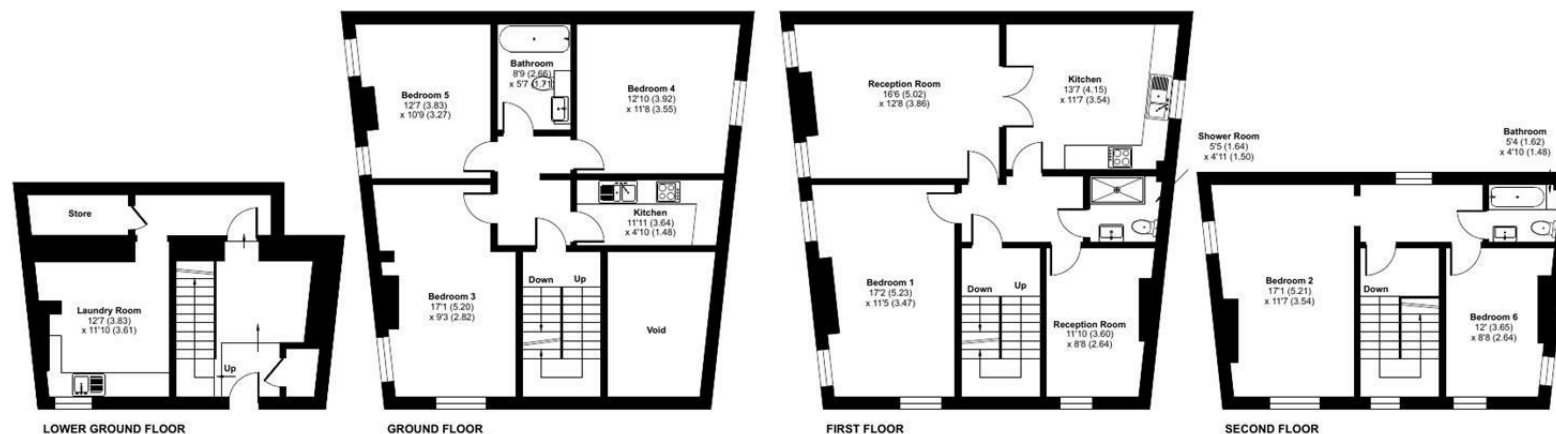
Annexe EPC Rating: C



# Ruskin House, St. Marys Place, Chippenham, SN15

Approximate Area = 2379 sq ft / 221 sq m (excludes void)

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Strakers. REF: 1465473

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