



📍 Flat 4, Monkton House Monkton Park, Chippenham, SN15 3PE

🏠 Price Guide £275,000

A spacious and characterful two double bedroom, first floor apartment, with private entrance, which forms part of an impressive and most attractive Grade II Listed, country house with wonderful views over Monkton Park Golf Course and off-road parking, in the very heart of Chippenham. Offered with No Onward Chain.

- Beautiful Grade II Listed Country House Conversion
- Spacious Accommodation, Characterful Features
- Two Double Bedrooms
- Large Dual-Aspect Sitting Room
- Lovely Widespread Views
- Well Maintained, Communal Gardens
- Two Allocated Parking Spaces
- No Onward Chain
- Walking Distance to Town Centre & Railway Station

🏠 Leasehold - Share of Freehold

🏠 EPC Rating



An incredibly spacious, and characterful first floor apartment which forms part of an impressive, Grade II Listed period house with lovely communal gardens and ample allocated parking. Monkton house was converted into apartments in the 1990's, and the property enjoys a prominent position on the edge of Monkton Park, within easy walking distance of the train station and town centre amenities. No Onward Chain.

The accommodation comprises; fabulous communal entrance hall with cantilever staircase leading up the the first floor, private entrance hall, large dual-aspect sitting room with four windows offering a wonderful outlook over Monkton Park and feature fireplace, kitchen, two double bedrooms, and the shower room.

Externally there are expansive, well maintained communal gardens with various seating areas and two allocated parking spaces which are situated in the gravelled carpark to the side of the building.

#### **Situation**

Superbly positioned overlooking Monkton Park Golf Course, is the historic and most attractive Monkton House. The property is within easy access of the town and all amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 65 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 wide range of private schooling and Chippenham also offers secondary schools and primary schools, together with further education at Wiltshire College.

#### **Property Information**

Council Tax Band; TBC

The property is leasehold. Each owner is a shareholder of a company which owns the freehold and the management of the building is internally managed.

Mains Gas, Electricity, Water and Drainage

Gas Fired Central Heating

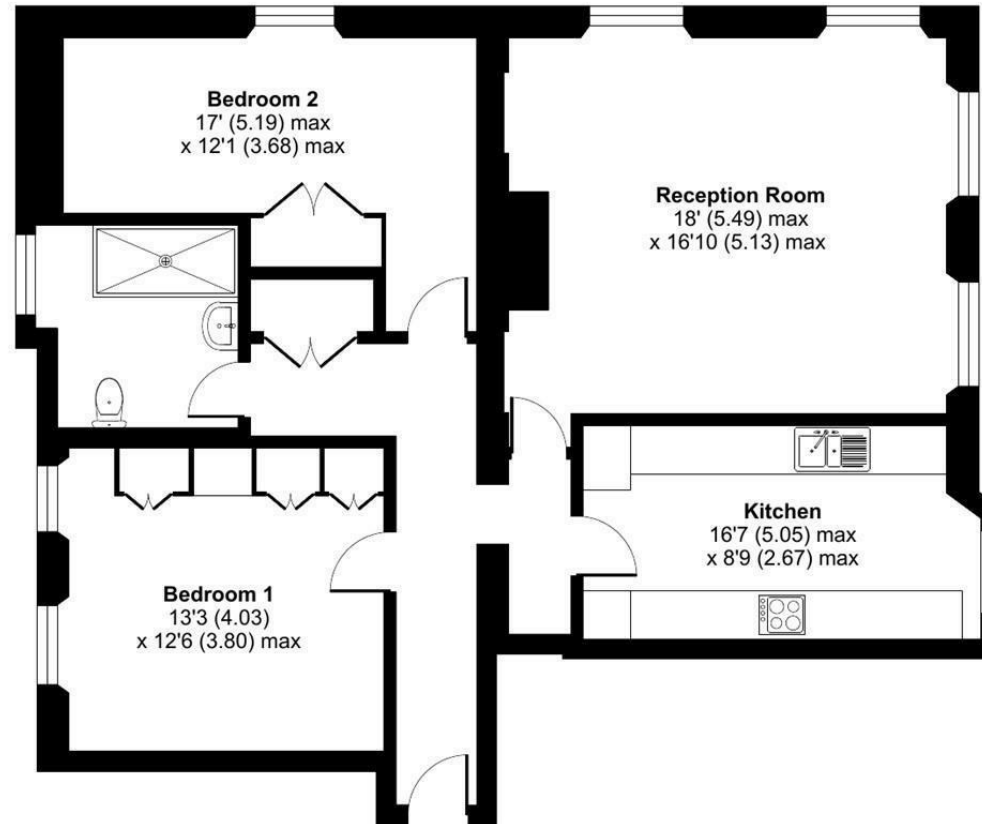
EPC Rating; Exempt



# Monkton Park, Chippenham, SN15

Approximate Area = 993 sq ft / 92.2 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). © ntechcom 2025. Produced for Strakers. REF: 1361262

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