



📍 35 Rowden Hill, Chippenham, Wiltshire, SN15 2AQ

🔗 Offers In Excess Of £750,000

A rare opportunity to purchase a significantly extended and reconfigured four bedroom, two reception room, two bathroom, detached family home, with internal lower ground floor one bedroom flat, occupying a circa 0.25 acre plot, with large rear garden, and driveway parking; superbly located with an elevated position and far-reaching views, within walking distance of Chippenham town centre and railway station.

- Substantial Extended Detached Family Home
- Over £2750 sq ft of Versatile Accommodation, Circa 0.15 Acre Plot
- Elevated Position, Far-Reaching Views
- Principal Four Bedroom House with Internal Lower Ground Floor Flat
- Four Double Bedrooms, Two Bathrooms
- Large Bay-Fronted Sitting / Dining Room with Balcony & Stunning Views
- Cloakroom, Two x Utility Rooms, Study
- Large Private, Mature & Established Rear Garden
- Off-Road Driveway Parking
- Central Position, Walking Distance to Town Centre & Railway Station

🏠 Freehold

🏠 EPC Rating D



An exceptional opportunity to purchase a substantial, executive four bedroom detached family home, with a further internal lower ground floor one bedroom flat; superbly located in an elevated position with far-reaching views, only walking distance from Chippenham town centre and railway station. The property occupies a circa 0.25 acre plot, and has been extended, reconfigured and upgraded throughout the years, creating a spacious and highly versatile family home, with scope to for prospective buyers to add their own stamp onto things.

The accommodation is arranged over three levels, briefly comprising; entrance hall with cloakroom, large bay-fronted sitting / dining room, with french doors to the elevated outdoor balcony, study with utility room off, large kitchen / breakfast room with a further utility room. To the first floor are four sizeable double bedrooms, the family bathroom, and a separate family shower room. The lower ground floor reveals a superbly proportioned, self-contained flat - ideal for multi-generational living, guest accommodation, or independent use. This extra accommodation comprises; sitting room, bedroom, modern shower room and fitted kitchen / breakfast room.

Externally the property occupies the aforementioned, wonderful 0,25 acre plot, with a sizeable rear garden, which is mature, established and superbly private. There is a driveway to the front for multiple vehicles.

Situation

The property is pleasantly situated on the popular Rowden Hill, which is less than half a mile from the town centre, within walking distance of the train station and all amenities which include a public library and the pleasant Monkton Park with 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 good choice of private schooling and Chippenham also offers excellent secondary schools and primary schools, together with Wiltshire College.

Property Information

Council Tax Band: D

Freehold

Mains Gas, Electricity, Water & Drainage

Gas Central Heating

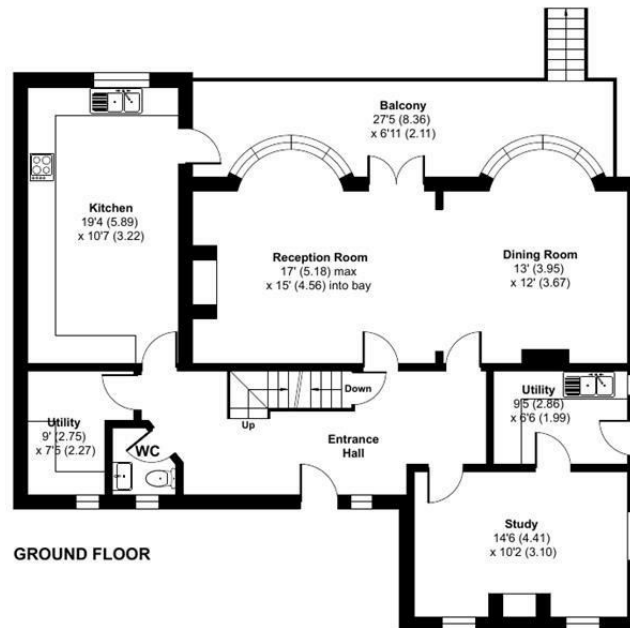
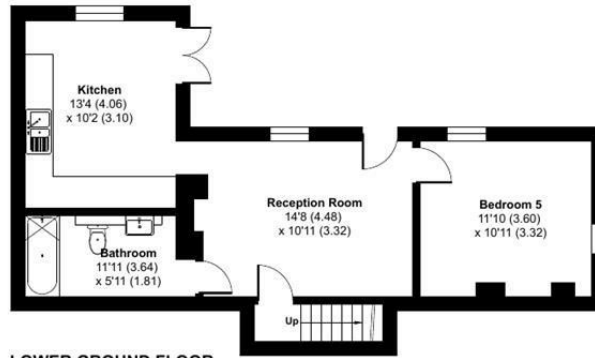
EPC Rating: D



Rowden Hill, Chippenham, SN15

Approximate Area = 2790 sq ft / 259.1 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 2026. Produced for Strakers. REF: 1436170

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