



45 Gainey Gardens  
Chippenham, SN15 1UG

GOODMAN WARREN BECK

# 45 Gainey Gardens, Chippenham, SN15 1UG

A three bedroom detached family home located on the northern side of Chippenham providing excellent commuter links to the M4 motorway with the added benefit of a quality garden office/studio. This well presented, double fronted, family home has ground floor offering an entrance hall, triple aspect sitting room, a dual aspect refitted kitchen/dining room with an expansive range of contemporary wall and base units, wooden worksurfaces and under cabinet lighting, a handy utility room and cloakroom. On the first floor there is a spacious triple aspect master bedroom with en-suite shower room, two further good size bedrooms and a bathroom. To the rear is an enclosed garden with office/studio and access to the garage which has currently been divided to offer a store area to the front and workshop rear. The property also benefits from an air source heat pump, 10kw of solar panels, air conditioning units and battery storage.

## SITUATION

The property is ideally situated on the northern outskirts of the town yet only five minutes drive from the town centre and mainline railway station (London-Paddington). Junction 17 of the M4 motorway is c.4 miles offering commuting to the major centres of Bath, Bristol, Swindon & London.

## ACCOMMODATION COMPRISING:

### CANOPIED PORCH

Oak framed with entrance door to:

### ENTRANCE HALL

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

### SITTING ROOM

Double glazed windows to front and side. Double glazed French doors to garden. Two radiators. Media wall with electric fire. Air conditioning unit. Spotlights.

### REFITTED KITCHEN/DINING ROOM

Double glazed window to front and rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Solid wood work surfaces with tiled splashbacks and under mounted ceramic sink with

mixer tap. Integrated dishwasher. Space for range style cooker with extractor over. Space for American fridge freezer. Luxury vinyl tiles. Spotlights. Doorway to:

### UTILITY

Part glazed door to rear. Radiator. Rolled edge work surfaces with cupboard under. Wall mounted cupboards. Space and plumbing for washing machine and tumble drier. Luxury vinyl tiles. Door to:

### CLOAKROOM

Radiator. Pedestal wash basin with chrome mixer tap and tiled splash back. Close coupled WC. Extractor. Luxury vinyl tiles. Spotlights.

### FIRST FLOOR LANDING

uPVC double glazed window to rear. Radiator. Built in cupboard. Access to insulated roof space. Doors to:

### MASTER BEDROOM

Double glazed window to front, side and rear. Two radiators. Spotlights. Air conditioning unit. Door to:

### EN SUITE SHOWER ROOM

Obscure double glazed window to front. Radiator. Fully tiled shower cubicle. Pedestal wash basin

## GOODMAN WARREN BECK

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£379,950

with chrome mixer tap. Close coupled WC. Extractor. Tiling to principal areas. Spotlights.

### BEDROOM TWO

Double glazed window to front. Radiator.

### BEDROOM THREE

Double glazed window to rear. Radiator.

### FAMILY BATHROOM

Obscure double glazed window to front. Ladder radiator. Panelled bath with mixer tap. Pedestal wash basin with chrome mixer. Close coupled WC. Extractor. Tiling to principal areas. Wood laminate flooring. Spotlights.

### OUTSIDE

### FRONT GARDEN

Gravelled with path to front door.

### REAR GARDEN

Enclosed by wall and fencing with gated side access. Full width patio. Decked seating with pergola. Barbecue area. Raised pond with pergola. Artificial lawn. Door to garage

### GARDEN OFFICE/STUDIO

Double glazed entrance door. Two double glazed windows to front. Fully insulated with power, light and air conditioning unit.

## GARAGE/STORE/WORKSHOP

Electric roller door. Power and light. Eaves storage currently divided into two areas but easily reinstated as one space.

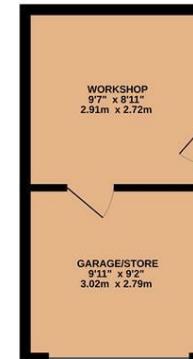
## DIRECTIONS

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the right hand lane and bear right into Park Lane. At the roundabout take the second exit into Langley Road continue up the hill. Continue straight over at the mini roundabout and at the next roundabout turn left. At the next roundabout turn left into Gainey Gardens and follow the road around. Neath Drive is the fourth turning on the left and the property will be found immediately after.

OUTSIDE  
288 sq.ft. (26.8 sq.m.) approx.



GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



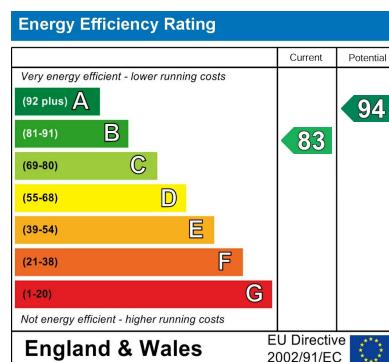
TOTAL FLOOR AREA : 1227 sq.ft. (114.0 sq.m.) approx.

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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FIRST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

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