



16 Aintree Drive
Chippenham

GOODMAN WARREN BECK

16 Aintree Drive, Chippenham SN14 0FA

An attractive four bedroom detached home tucked away down a private driveway serving just three properties, enjoying an open outlook to the front. The well-presented accommodation includes a bay-fronted sitting room with feature fireplace, an open-plan kitchen/dining room opening into the orangery creating a sociable space ideal for entertaining. There is also a utility room, study (formed from a partial garage conversion) and cloakroom. Upstairs there is a master bedroom with built-in wardrobes and an en-suite shower room, three further bedrooms and a family bathroom. Externally the property offers a double-width driveway to the front providing off road parking and an enclosed rear garden with a paved seating area and lawn, perfect for outdoor relaxation and entertaining.

GOODMAN WARREN BECK

64 Market Place

Chippenham, Wiltshire SN15 3HG

Tel 01249 444449 | Fax 01249 448989

Email info@goodmanwb.co.uk

£465,000

SITUATION

The property is situated on the Cepen Park South development which is on the western side of town offering convenient access to the A350 providing easy connection to M4 J.17 for swift commuting to Bristol, Bath and Swindon. 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. Chippenham also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those looking to commute by rail, there is a main line rail service from Chippenham station to London (Paddington) and the West Country.

CANOPIED PORCH

Sliding uPVC double glazed door to front and window to side. Part leaded double glazed entrance door to:

RECEPTION HALL

Radiator. Staircase to first floor with cupboard under. Wood laminate flooring with fitted doormat. Doors to:

CLOAKROOM

Refitted with suite comprising pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Radiator.

SITTING ROOM

Dual aspect with bay window to front and two windows to side. Feature stone fireplace with inset contemporary style gas convector fire. Three wall light points. Coving. Radiator.

KITCHEN/DINING ROOM

Window to rear. Radiator. Fitted with a range of white high gloss units comprising cupboards and drawers and matching wall mounted units. One and a half bowl single drainer stainless steel sink unit with mixer tap. Rolled edge work surfaces and tiled splash backs. Built-in electric hob with extractor over. Built-in eye level oven. Integrated dishwasher. Integrated fridge and freezer. Water softener. Tall cupboard. Door to study. Opening into:

ORANGERY

Triple bi-fold double glazed doors to side. Windows to side and rear. Four remote controlled velux roof lights. Radiator.

STUDY

Part conversion of former garage. Radiator. Multi obscure glazed block window to sun lounge.

UTILITY ROOM

UPVC double glazed door to side. Worksurface with space for two appliances under and plumbing for washing machine and dishwasher. Wall mounted cupboards. Replacement Vaillant gas boiler.

FIRST FLOOR LANDING

Access to insulated boarded roof space with ladder and light. Airing cupboard housing lagged hot water tank with shelving.

MASTER BEDROOM

Dual aspect with windows to front and side. Radiator. Two built-in double wardrobes. Telephone point. TV aerial point. Door to:

EN-SUITE SHOWER ROOM

Obscure double glazed window to side. Refitted suite comprising corner shower cubicle. Pedestal wash basin with chrome mixer tap. Close coupled WC. Chrome ladder radiator. Tiling to principal areas. Wood laminate flooring. Extractor. Shaver point.

BEDROOM TWO

Window to rear. Radiator. Built-in double wardrobe.

BEDROOM THREE

Double glazed window to rear. Radiator. Eaves storage cupboard.

BEDROOM FOUR

Double glazed window to front. Radiator.

FAMILY BATHROOM

Obscure double glazed window to rear. 'P' shaped bath with chrome mixer tap and shower over and screen. Wall hung wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Chrome ladder radiator. Extractor fan. Shaver point. Tile effect flooring.

OUTSIDE

FRONT GARDEN

Double width driveway leading to garage. The garage has been converted leaving a storage room at the front, but could be easily converted back if desired. Additional block paved area providing off road parking. Outside tap.

STORE ROOM

Up and over door. Power points.

REAR GARDEN

Enclosed garden with gated access to both sides. Patio area. Lawn beyond with trees and shrub borders. Gravelled area. Garden shed. Outside tap. Outside light.

DIRECTIONS

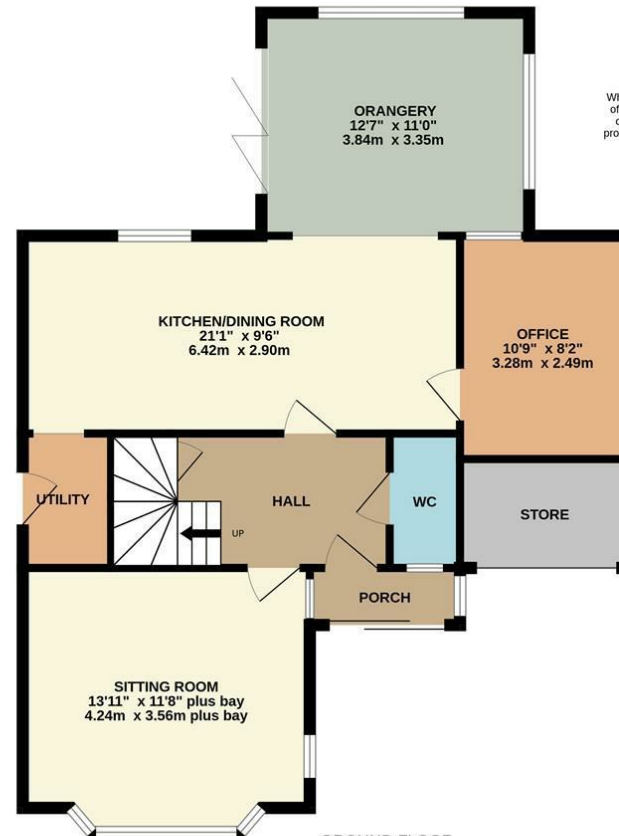
From the town centre head out of town on the A4 Bath Road and head under the railway bridge. Continue straight over the roundabout by the Pheasant Pub and at the next roundabout turn right. Continue over the roundabout onto Sandown Drive. Take the fifth turning on the right into Aintree Drive and then bear right. The property will then be found set down a private driveway on the right hand side.

ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	63
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Council Tax Band: E

Tenure: Freehold

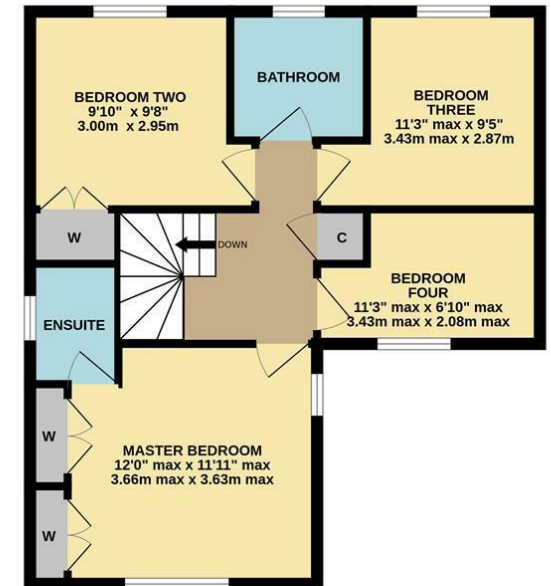


GROUND FLOOR
795 sq.ft. (73.8 sq.m.) approx.

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TOTAL FLOOR AREA: 1347 sq.ft. (125.1 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
552 sq.ft. (51.3 sq.m.) approx.

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