



Appletrees Station Road  
Chippenham, SN15 4BG

GOODMAN WARREN BECK

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£585,000

An individual detached chalet bungalow situated on a good size plot in the heart of this sought after village and offered for sale with NO ONWARD CHAIN. The property has been extended to offer spacious and flexible accommodation with the ground floor offering a reception hall, a spacious c.23 sitting room with fireplace opening through to a light and airy kitchen/dining room with skylights and two sets of French doors opening to the garden, an additional family room with two generous storage cupboards, bedroom/study and useful shower room. The first then boasts a large dual aspect main bedroom (formerly two bedrooms), second double bedroom and a good size bathroom with bath and separate shower. Other benefits include double glazing and oil central heating. To the front is a generous gravelled driveway providing ample off road parking with double gates opening to a further gravelled driveway leading to a detached garage. The garage has been converted and is currently used as a workshop/studio. To the rear is a well tended mature garden laid to lawn with patio area and a large garden shed.

## SITUATION

Christian Malford is one of the few villages with a primary school, church, village shop/post office, pub and village hall, where there are many social events and activities arranged on a regular basis. The village is just four miles N.E. of Chippenham, which has easy access to a wide range of shops, providing an excellent range of shopping facilities and amenities including mainline rail services and modern sports/leisure centre; excellent road communications provide easy access to the major employment centres of Bath, Bristol and Swindon via the M4 together with London and the West Country. Those with an interest in country and leisure pursuits are well catered for in the area and there is a good choice of both state and private schooling in the region.

## ACCOMMODATION COMPRISING:

Double glazed front door with full height obscure double glazed window to:

## ENTRANCE PORCH

Tiled floor. Double glazed door and side panel to:

## RECEPTION HALL

Stairs to the first floor. Radiator. Under stairs cupboards housing floor mounted boiler and water softener. Coving. Wall light point. Doors to:

## SITTING ROOM

Double glazed window to the front. Two radiators. Feature fireplace with tiled hearth. Four wall light points. Coving. Opening through to:

## KITCHEN/DINING ROOM

Two sets of double glazed French doors to the rear. Three Velux windows. Double glazed window to the side. Two radiators. Oak flooring to dining area. Fitted with a range of floor and wall mounted units with stainless steel double sink and drainer with chrome mixer tap. Built-in electric hob and eye level double oven. Built-in microwave. Space and plumbing for a dishwasher. Spotlights. Four wall light points. Opening through to:

## FAMILY ROOM

Radiator. Cupboard with space and plumbing for washing machine and space for tumble dryer. Storage cupboard.

## GROUND FLOOR BEDROOM/STUDY

Double glazed window to the front. Radiator. Coving.

## SHOWER ROOM

Obscure double glazed window to the side. Radiator. Fully tiled shower cubicle with mains shower. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC. Tiled floor.

## FIRST FLOOR LANDING

Double glazed window to the rear. Coving. Doors to:

## BEDROOM ONE

Dual aspect with double glazed windows to the front and rear. Two radiators. Two storage cupboards. Eaves storage.

## BEDROOM TWO

Double glazed window to the front. Radiator. Built-in cupboard. Access to roof space.

## BATHROOM

Obscure double glazed window to the rear. Panelled bath. Separate shower cubicle with mains shower. Vanity wash basin with chrome mixer tap. Close coupled WC. Tiled floor and part tiled walls.

## OUTSIDE

## FRONT GARDEN

Screened by mature hedgerow. Extensive gravelled area providing ample off road parking. Path to front door. Garden shed. Wooden double gates leading to further gravelled driveway parking.

## GARAGE/WORKSHOP

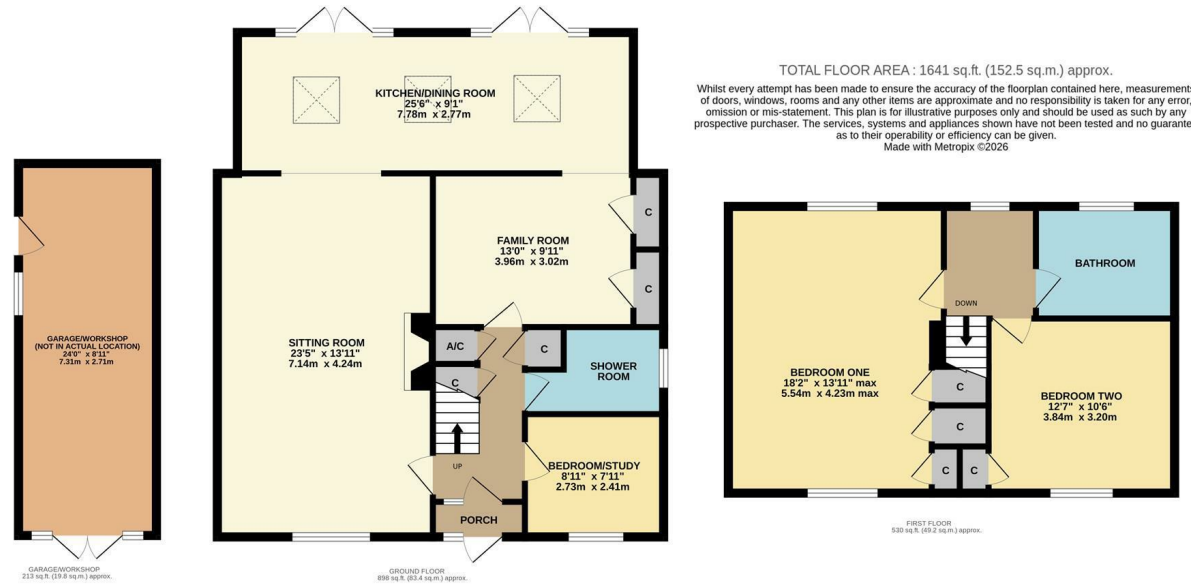
French doors with side panels to front. Double glazed window and door to side.

## REAR GARDEN

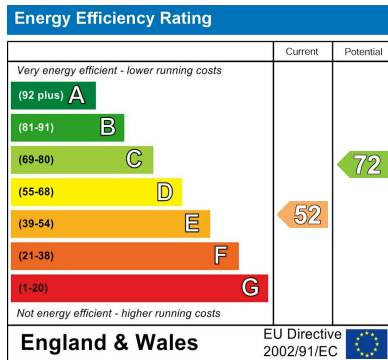
A good size mature and well tended garden laid to lawn with areas of patio, flower beds and borders. Large garden shed. Access to the garage/workshop and gate to the side garden. Outside power points and tap.

## DIRECTIONS

Take the B4069 from Chippenham towards Wootton Bassett. Pass through the outskirts of Kington Langley, then through Sutton Benger. Pass over the River Avon and take the next right into Christian Malford. Proceed along Station Road, past the village shop and the property will be found on the right hand side.



## ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

**DISCLAIMER:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)

