



Awdry Close, Chippenham  
Chippenham, SN14 0TQ

**STRAKERS**

23 Awdry Close, Chippenham,  
Wiltshire, SN14 0TQ

Four bedroom detached family home set in a popular residential area.

- Detached House
- Popular Residential Area
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Conservatory
- Enclosed Rear Garden
- Garage & Workshop
- Driveway
- Close To Ancient Woodland

£415,000



A well presented four bedroom detached house available to the market for the first time since being built. The spacious accommodation is arranged over two floors and comprises an entrance hall with staircase off, cloakroom with space and plumbing for washing machine, modern fitted kitchen, sitting room with bay window to the rear, dining room and a conservatory to the ground floor. Four good sized bedrooms are to the first floor, master with en-suite shower room and the fourth with its own shower cubicle, and a family bathroom. The single garage leads to a useful workshop which could be utilised as a home office/study. Externally to the front the well maintained garden has a selection of mature shrubs alongside a driveway providing ample off road parking. Gated side access leads to the rear garden where there is a paved patio seating area and an expanse of lawn.

### Situation

Set on the western side of Chippenham, the property is situated within a short distance of Vincients Wood Nature Reserve, (ancient protected woodland). It is within easy reach 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 cycle ways there is convenient pedestrian access to the main line railway station (London Paddington approx. 75 minutes). The M4 motorway, the A4 and the A4 20 offer excellent motor commuting to the major cities of Bath, Bristol, Swindon and London. There is a good choice of private schooling and Chippenham also offers excellent secondary schools and primary schools together with further education at Wiltshire College

Property Information  
Council Tax Band; D

Freehold

Gas Fired Central Heating

Mains Services Connected

EPC Rating; TBC



## Floor Plan

Approx. 136.2 sq. metres (1466.3 sq. feet)



Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.

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