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The Hamlet, Chippenham

Price Guide £320,000

An attractive Grade II Listed stone built cottage set in this highly desirable conservation area just a short walk from the towns mainline train station, shops and amenities. The cottage with its many original features and bags of character has been lovingly restored and improved by its current owners. The accommodation is a pleasure to view and briefly comprises; entrance porch, entrance hall, downstairs cloakroom, sitting room and open plan kitchen/dining room to the ground floor. The first floor provides; master bedroom, second bedroom with a range of fitted wardrobes and bathroom. Externally the property benefits from; immaculately tended and generous front & rear gardens, large gravel driveway, 20' detached garage and an impressive 16' home office/studio ideal for home working. An internal viewing is highly recommended to fully appreciate the house and gardens.

#### Situation

The Hamlet is a highly desirable and attractive residential area in Chippenham. This is due to its proximity to the railway station and other nearby amenities as well as being close to John Coles Park and a short walk from the town center. Chippenham itself 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 excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the west country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

#### Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

#### Accommodation

With approximate measurements the accommodation comprises:

#### Ground Floor

##### Entrance Porch

A pretty entrance porch with leaded windows to two sides and door to front, tiled flooring.

##### Entrance Hall

Obscure window to side, doors to porch, sitting room and cloakroom, under stairs storage space, meter cupboard, tiled flooring.

##### Cloakroom 1.88m x 1.45m (6'2" x 4'9")

With obscure window to side, two piece white suite comprising; low level w/c and pedestal wash hand basin with tiled splash back, radiator, tiled flooring.

##### Sitting Room 5.51m x 4.34m max (18'1" x 14'3" max)

With window to front featuring bespoke ironmongery, open to kitchen/dining room, doors to entrance hall and to carpeted stairs to the first floor, open fireplace with inset wood burning stove, wooden mantel and surround, radiator, spot lighting, Oak flooring.

##### Kitchen / Dining Room 5.59m x 3.40m (18'4" x 11'2")

Open plan Kitchen with vaulted ceiling, ideal dining space for entertaining and a large work top area for congregating around. Two double glazed Velux windows and window to rear, door to a very handy utility cupboard with window to side (housing the automatic washing machine and adding some concealed storage space), fitted kitchen offering a matching range of wall, base and display units, one and a half bowl ceramic sink drainer inset to Oak work surfaces, part tiled, space for gas or electric range cooker, stainless steel double cooker hood, integrated dishwasher, fridge and freezer, wall mounted combination boiler with water softener, radiator, tiled flooring. Stable door leads to rear patio area.

#### First Floor

##### Landing

With window to side featuring bespoke ironmongery, carpeted stairs rising from the sitting room, doors to both bedrooms and bathroom, airing cupboard (featuring a small radiator), access to loft space (with ladder, insulated, part boarded, light).

##### Master Bedroom 4.65m x 2.57m (15'3" x 8'5")

With window to front featuring bespoke ironmongery, radiator, Oak flooring.

##### Second Bedroom 3.35m max x 2.77m (11' max x 9'1")

With window to rear, range of fitted wardrobes offering shelving, draw and hanging storage, radiator, Oak flooring.

##### Bathroom 2.18m x 1.78m (7'2" x 5'10")

With obscured window to side, fitted with a three piece white suite comprising; bath with mixer shower over, pedestal wash hand basin and low level w/c, all with chrome fittings, part tiling, chrome heated towel rail/radiator, Oak flooring.

#### Externally

##### Front Garden

The pretty front garden is laid to lawn with a selection of mature trees and shrubs, gravel driveway leads to the front porch and gated access into the rear garden.

##### Rear Garden

A generous and private rear garden featuring several areas to include, large lawn, patio, timber shed and storage, path to rear leads to the home office, garden store and garage. Stocked with a large selection of mature flowers and shrubs.

##### Home Office / Studio 4.88m x 1.68m (16' x 5'6")

With two windows and door to front, power and light, under floor heating, tiled flooring.

##### Detached Garage & Driveway 6.12m x 2.69m (20'1" x 8'10")

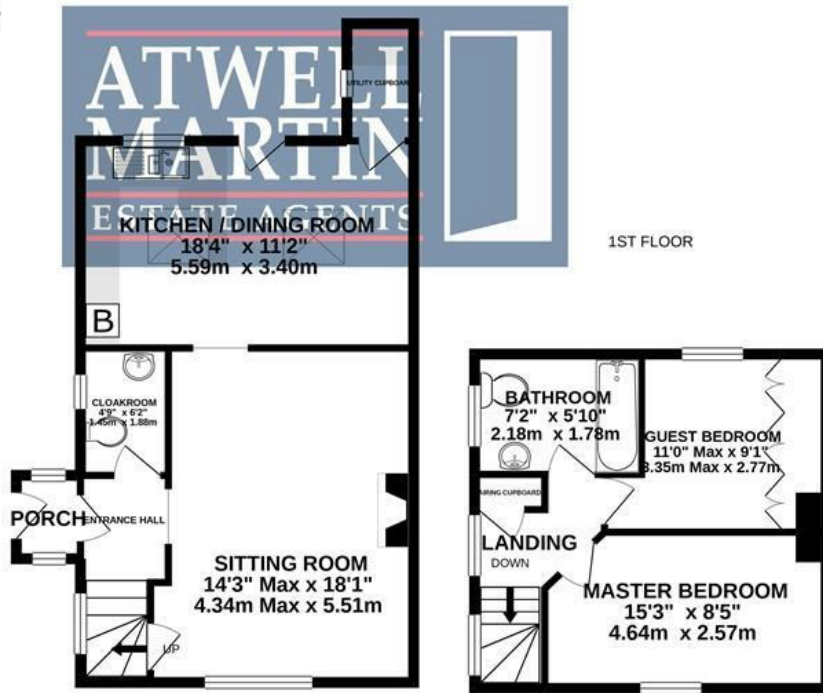
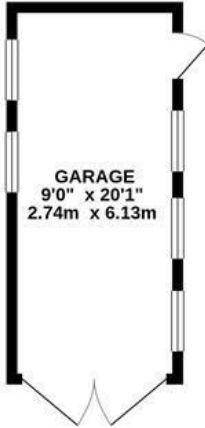
With door to front and side, windows either side, power and light. Large driveway to front offer ample off road parking for several vehicles.







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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	42	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing