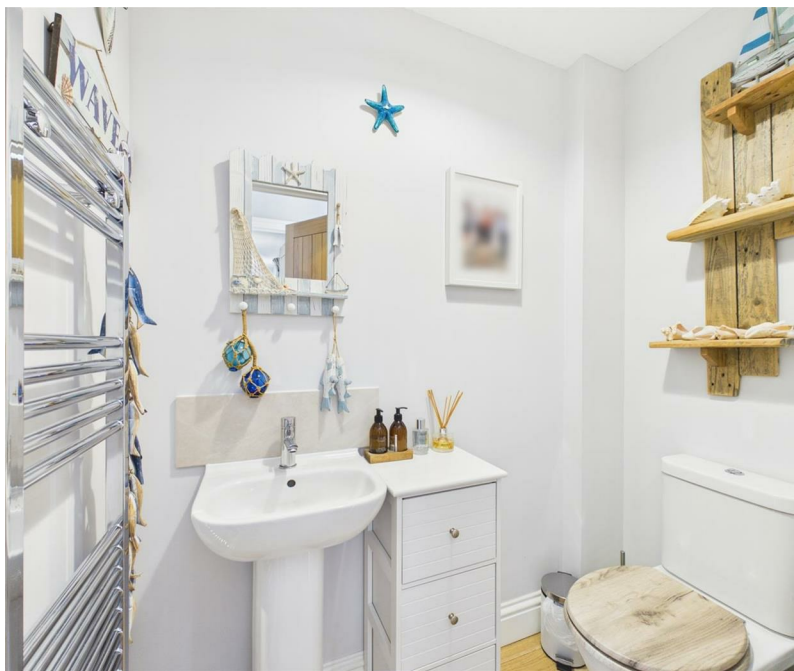




Located in the charming village of Christian Malford, this attractive traditionally built house offers a perfect blend of modern living and picturesque countryside views. With four spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking comfort and style.

As you enter, you are welcomed by a bright hallway illuminated by a full-length window, leading to a convenient downstairs cloakroom and a staircase that ascends to the first floor. The generous sitting room provides ample space for relaxation, featuring a contemporary wood-burning stove and large picture windows.

The heart of the home is undoubtedly the kitchen-diner-family room, designed for modern family life. With bi-folding doors that open onto an extended patio area, this space is perfect for entertaining or enjoying family meals. The kitchen is thoughtfully equipped with a fridge/freezer, a range oven with an induction hob, and a dishwasher, while a utility room offers additional convenience with planned space for a washing machine.

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

Situation - Christian Malford

The delightful village of Christian Malford provides excellent facilities and amenities to include a primary school, Church, village shop/post office, pub, recreation field and a village hall where there are many social events and activities arranged on a regular basis. The village is just four miles North East of Chippenham, which offers a comprehensive range of shopping facilities and a main line rail service to London (Paddington). Christian Malford is within easy access of the M4

motorway (Junction 17) which provides fast road access to London, Bristol, Swindon and the South West.

Property Information

Utilities/Services - Air Source Heat Pump, Water & Drainage, Electric Underfloor Heating

Wiltshire Council Tax - Band F

Tenure - Freehold







Ground Floor



First Floor



Approximate total area⁽¹⁾

2264 ft²
210.5 m²

Reduced headroom

181 ft²
16.8 m²

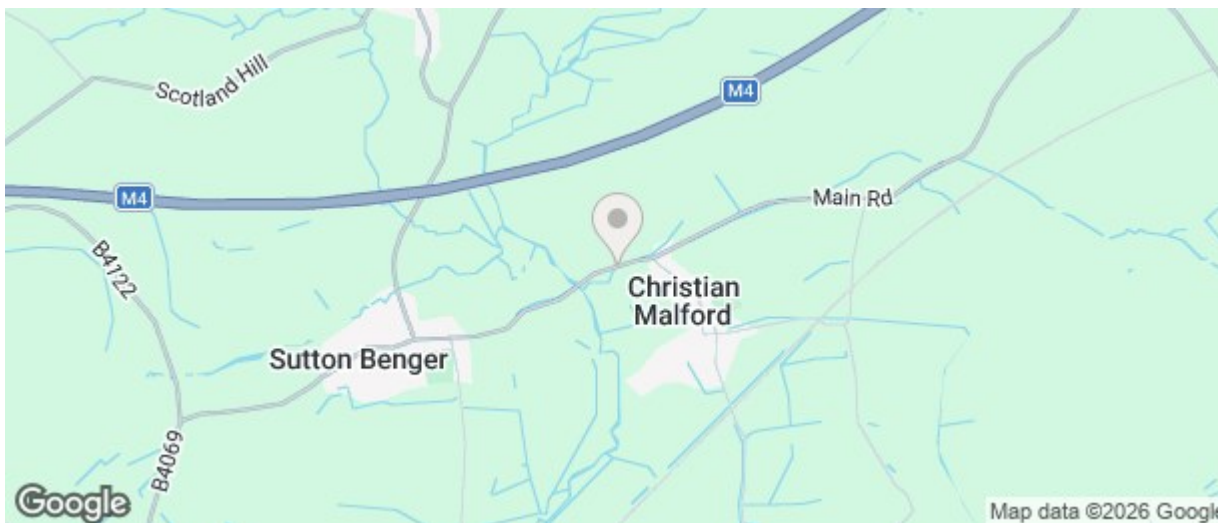
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	97	98
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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