



Littlecote, 31a Rowden Hill
Chippenham, SN15 2AQ



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A delightful and individual family home with generous gardens and enviable views.

- Four Bedrooms
- Three Reception Rooms
- Generous Gardens
- Planning Permission to Extend
- Ref: 17/03567/FUL
- Far Reaching Views
- Walking Distance to Town
- No Onward Chain

£595,000



Description

Littlecote is a delightful family home with beautifully presented accommodation, generous gardens, active planning permission to extend further and enviable far reaching views; all within walking distance of the town centre and mainline railway station. Individually built in 1939 to a design more reminiscent of an earlier Arts and Crafts period retaining original features such as high ceilings, beams and oak flooring, the property has a spacious feel from the moment you walk in the elegant entrance hall. There are three well proportioned reception rooms on the ground floor, including a lovely sitting room with wood burning stove, spacious dining room and a versatile study/play room. In addition, there is a conservatory enjoying pleasant views, a useful downstairs cloakroom, utility room and bright and airy kitchen/breakfast room opening on to the garden. Upstairs, there are four bedrooms, one with en-suite shower room, as well as a family bathroom with roll top bath and separate shower. The tiered gardens benefit from a southerly aspect and are well established with mature trees and a variety of seasonal plants and shrubs. A large patio terrace steps down to a large area of level lawn and down again to a wildlife garden, home to a majestic oak tree. There is ample parking on the gravel drive to the front and a tandem length garage adjoining the house. No onward chain.

Situation

The Property is pleasantly situated on the popular Western side of Chippenham and is just a short walk away from the town and all amenities which include a public library and the pleasant Monkton Park with riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a good choice of private schooling and Chippenham also offers excellent secondary schools and primary schools, together with Wiltshire College.

Property Information

*Freehold Property / Mains Services / Gas Central Heating

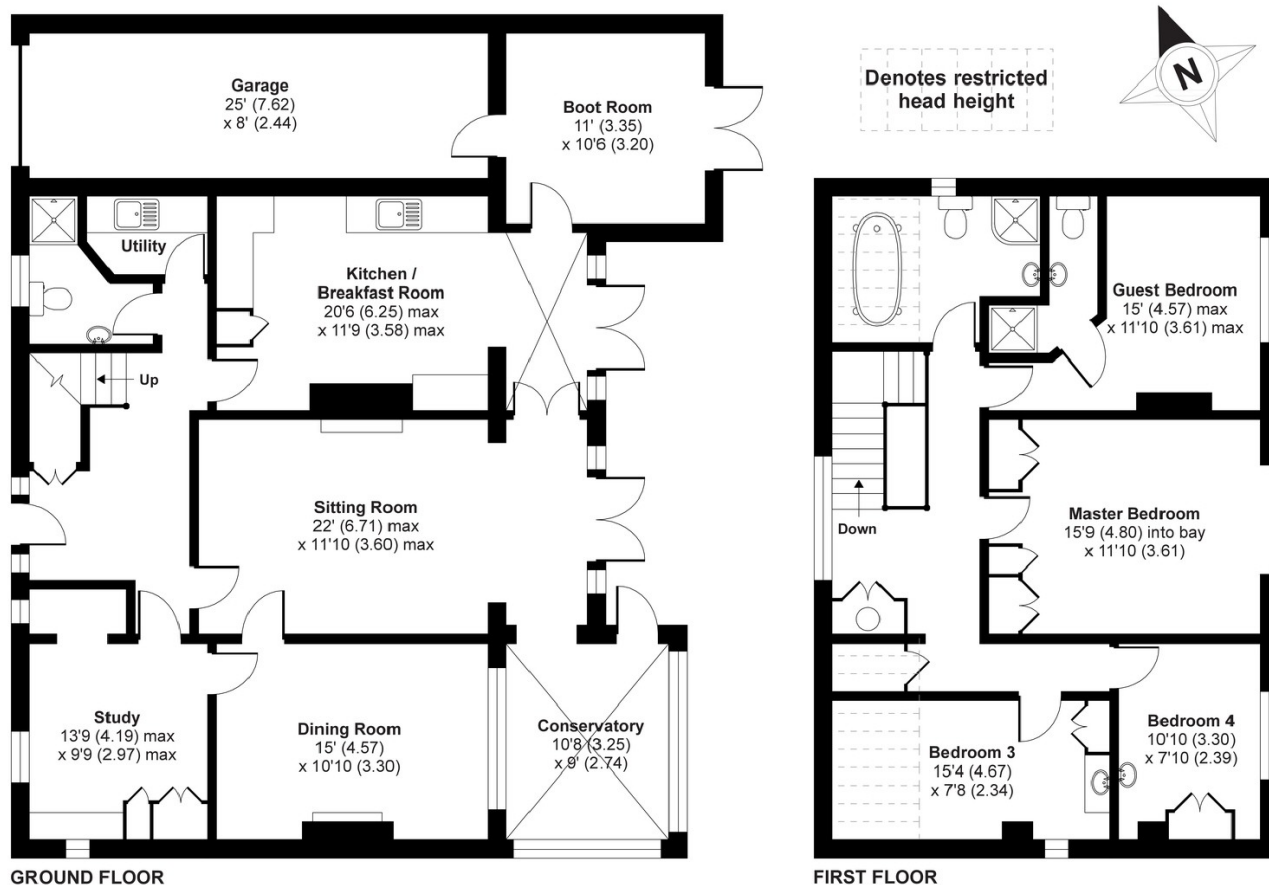
*Council Tax Band F / EPC Rating B

*Note: Under section 21 of the Estate Agents Act we hereby give notice that one of the vendors of this property is a Director of Strakers.



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APPROX. GROSS INTERNAL FLOOR AREA 2241 SQ FT 208.1 SQ METRES (INCLUDES GARAGE & EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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