



**Connells**

Old Orchard Close  
Christian Malford Chippenham



## Property Description

LAST TWO PLOTS REMAINING.

Situated within the charming Wiltshire village of Christian Malford, Spire House Developments presents an exclusive development of beautifully crafted new homes designed for modern living. Thoughtfully planned and finished to a high specification throughout, each property delivers a seamless blend of comfort, functionality and style - ideal for those seeking the tranquillity of the countryside without compromising on connectivity.

Step inside and you will discover light-filled interiors, and quality finishes throughout. Spacious open-plan kitchen and dining areas provide the heart of the home with integrated appliances and stylish worktops perfect for everyday life or entertaining. The living spaces are filled with natural light from the large windows and doors and offer views across the gardens or open countryside.

The Bedrooms are well proportioned and benefit from en-suite facilities to the principal suites. The Bathrooms are finished to a contemporary style.

Externally, each home has private parking, carports and enclosed gardens. Energy efficiency comes via air source heat pumps, EV Charging points and fibre broadband all included.

Perfectly situated for commuters and countryside lovers alike, Christian Malford offers excellent access to the M4, Chippenham mainline station and the historic cities of Bath and Bristol. Local amenities, riverside walks and a welcoming community add to the appeal.

## Accommodation

Upon entering this home the first thing you are greeted with is the large welcoming entrance hall with its vaulted ceiling which adds to the size. The engineered oak flooring really reflects the light flowing in and fills the entire hallway. To the left is Bedroom Three with a picture window to the front and access to a jack and jill shower room. To the right of the front door is Bedroom Two with its own ensuite shower room. At the end of the Hall the magnificent light and airy, spacious kitchen/dining room with fantastic floor to ceiling windows to really take in the rural views. Tri-fold doors open up to the garden giving the feel of bringing the outside in. The Kitchen has integrated appliances and stylish worktops and the space is ideal for entertaining. The Kitchen has access to the Living Room with tri-fold doors leading to the Garden and access to the well-appointed Utility Room with personal door to the driveway.

On the First Floor, is a breathtaking principal suite flooded with natural light from the side window and two skylights. Across the Landing is the fantastic Dressing Room ready to be kitted out which leads to a stunning five-piece Ensuite with roll top bath, twin wash hand basins, shower enclosure and WC.

Outside the home greatly benefits from Car Port and Driveway, EV charger, lawned and fenced Rear Garden and energy efficiency is helped by the air-source heat pump.

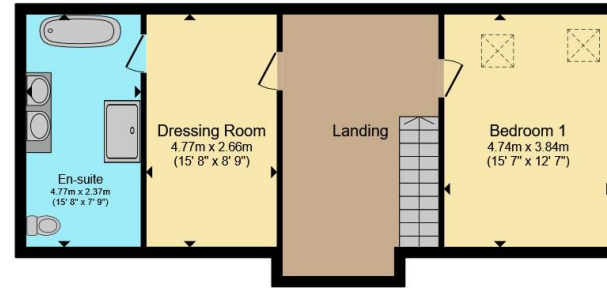








**Ground Floor**



**First Floor**

Total floor area 167.7 m<sup>2</sup> (1,805 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: B

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Tenure: Freehold



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