



Wood Lane, Chippenham SN15 3EB

welcome to

Wood Lane, Chippenham

A rare opportunity to acquire this distinctive detached home, beautifully combining the charm and character of an 18th-century frontage with the space and practicality of a modern extension. Offering versatile accommodation throughout, the property is ideal for family living and multi-generational occupation. The heart of the home is a superb kitchen/dining/family room, complemented by a cosy snug with wood-burning stove, an additional reception room currently used as a bedroom, utility room and shower room. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a modern family bathroom. A standout feature is the self-contained one-bedroom annexe, benefiting from its own separate front entrance, independent rear access to a private courtyard garden and a connecting door to the main house. Perfect for an elderly relative or older teenage children seeking independence, it also offers potential as a holiday let or Airbnb, subject to the necessary consents and regulations. Further benefits include a generous mature rear garden, detached studio/garden room, plus additional sheds, garage and off-road parking.



Situated within a popular residential area of Chippenham, the property enjoys convenient access to a wide range of amenities including supermarkets, shops, cafés, restaurants and leisure facilities. Chippenham is a thriving market town that offers a selection of well-regarded primary and secondary schools, making it a popular choice for families.

The town benefits from excellent transport connections, with a mainline railway station providing direct services to London Paddington, Bath Spa and Bristol Temple Meads, while Junction 17 of the M4 motorway is easily accessible, offering straightforward links to Bristol, Swindon, Reading and London.

The surrounding Wiltshire countryside provides an abundance of walking, cycling and outdoor recreational opportunities, with nearby attractions including Bowood House and Gardens, the historic village of Lacock and the picturesque village of Castle Combe. Combining strong commuter links, excellent local amenities and access to beautiful countryside, Chippenham remains one of North Wiltshire's most desirable places to live.

Entrance Porch

Snug

Sitting Room

Kitchen/Diner/Family Room

Shower Room

Utility Room

Landing

Master Bedroom

Ensuite

Bedroom Two

Bedroom Three

Family Bathroom

Annex

Kitchen/Diner/Sitting Room

Bedroom

Courtyard Garden To Annex

Large Rear Garden

Studio/Garden Office

Additional Sheds

Garage

Driveway Parking



view this property online allenandharris.co.uk/Property/CHP111839



welcome to Wood Lane, Chippenham

- Character Detached Home with 18th-Century Frontage & Modern Extension
- Self-Contained One-Bedroom Annexe with Separate Front & Rear Access
- Ideal for Multi-Generational Living or Airbnb Potential (STPP)
- Spacious Kitchen/Dining/Family Room plus Flexible Reception Spaces
- Generous Mature Garden, Detached Studio, Garage & Off-Road Parking

Tenure: Freehold EPC Rating: E
Council Tax Band: E



Total floor area 204.4 m² (2,200 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.easypartners.co.uk

allen & harris

view this property online allenandharris.co.uk/Property/CHP111839



Property Ref:
CHP111839 - 0017

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01249 655255



chippenham@allenandharris.co.uk



37 Market Place, CHIPPENHAM, Wiltshire,
SN15 3HT



allenandharris.co.uk