



6 Monkton Hill  
Chippenham, SN15 1EP

**STRAKERS**

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SN15 1EP

A beautifully presented character cottage ideally located in the heart of town.

- Grade II Listed Cottage
- Arranged Over Three Floors
- Central Location
- Character In Abundance
- Four Bedrooms
- Sitting/Dining Room & Study
- Kitchen/Breakfast Room
- Natural Gardens

Asking Price £325,000



## Description

Dating back to the late 1600s, this charming Grade II Listed cottage is a rare gem; being located in a tucked away position yet right in the heart of the town and only a stones throw from a mainline railway station. The property is presented beautifully throughout and has charm and character in abundance. The accommodation is arranged over three floors and includes a spacious main reception on the ground floor with wood burning stove and exposed timbering and stonework. There is a cosy study area and a light and airy kitchen/breakfast room that complete the ground floor. On the first floor, there are two double bedrooms, one with another wood burning stove, as well as a well appointed family bathroom with roll top bath. Stairs rise again to the second floor which has a further two double bedrooms. Externally, there are areas of garden to the front, but notably there is a large natural garden to the side of the property which provides a good degree of privacy and a useful log store. Offered for sale with no onward chain.

## Situation

Located in the heart of the town centre and all amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station which is only 100 metres up the road (London Paddington - approx. 75 minutes) and The Olympiad Leisure Centre is also within a short stroll. Within the town, there are a selection of the major supermarkets and a number of national stores. The local schooling is highly regarded with a large selection of local primary schools and three secondary schools within the town. The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London.

## Property Information

Freehold Property

Gas Central Heating

Mains Drainage



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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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APPROX. GROSS INTERNAL FLOOR AREA 1170 SQ FT 108.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

