

**COMING SOON....** Rowden Court, Chippenham, SN15 2AQ



A delightful development of just three impressive four bedroom houses with single garages, good sized gardens and parking • Built to a very high specification • EPC A

Prices from  
**£625,000**

## COMING SOON....

Rowden Court, Chippenham, SN15 2AQ

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A stunning development of just three impressive four bedroom houses, situated on the popular Rowden Hill with a short walk to the centre of town.

The three properties have been thoughtfully designed and are to be built by the developer Calibre Homes, whose homes are tailored to modern life with great craftsmanship throughout.

Each property has a large kitchen-diner-family room with double doors onto the patio. The fully fitted kitchen will have solid quartz worktops and upstand, an island, a ceramic sink with stainless steel tap, integrated full height fridge/freezer, dishwasher, induction hob, double oven and combination oven and a wine fridge.

The separate utility room will be in the colour and style of the kitchen with quartz tops and housing for washing machine and tumble drier, a downstairs cloakroom, a separate sitting room and a study (Plot 1 only). There is underfloor heating throughout the ground floor.

Upstairs there are four double bedrooms with the main bedroom having an en-suite bathroom with walk in shower. Plot 1's bedroom two has an en-suite shower room and the family bathroom has a stand-alone bath with a separate shower, chrome finishes, porcelain wall tiles, floor tiles, shaver sockets and a chrome heated radiator. These features are also in the en-suites.

Outside a block paved driveway leads to the garage. The gardens will be laid to lawn with an Indian sandstone patio to the rear.

These contemporary homes will have double glazed factory finished painted windows and doors, Oak finish tongue and groove internal doors with brushed stainless steel handles and an oak handrail to the stairs. LVT flooring will be installed throughout the hall, cloakroom, kitchen/dining and utility room. Carpet in the sitting room and study, stairs and landing and all the bedrooms.

The houses will be heated by Gas Central Heating, with underfloor heating downstairs and radiators on the first floor. Solar panels and a POD electric car charger.

### Amenities

The development is pleasantly situated at the bottom of Rowden Hill, which is less than half a mile from the town centre, within walking distance of the train station 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.

### Directions

what3words: ship.patch.visual

### Services & Tenure

The tenure is freehold

### Local Authority

Wiltshire Council - [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)





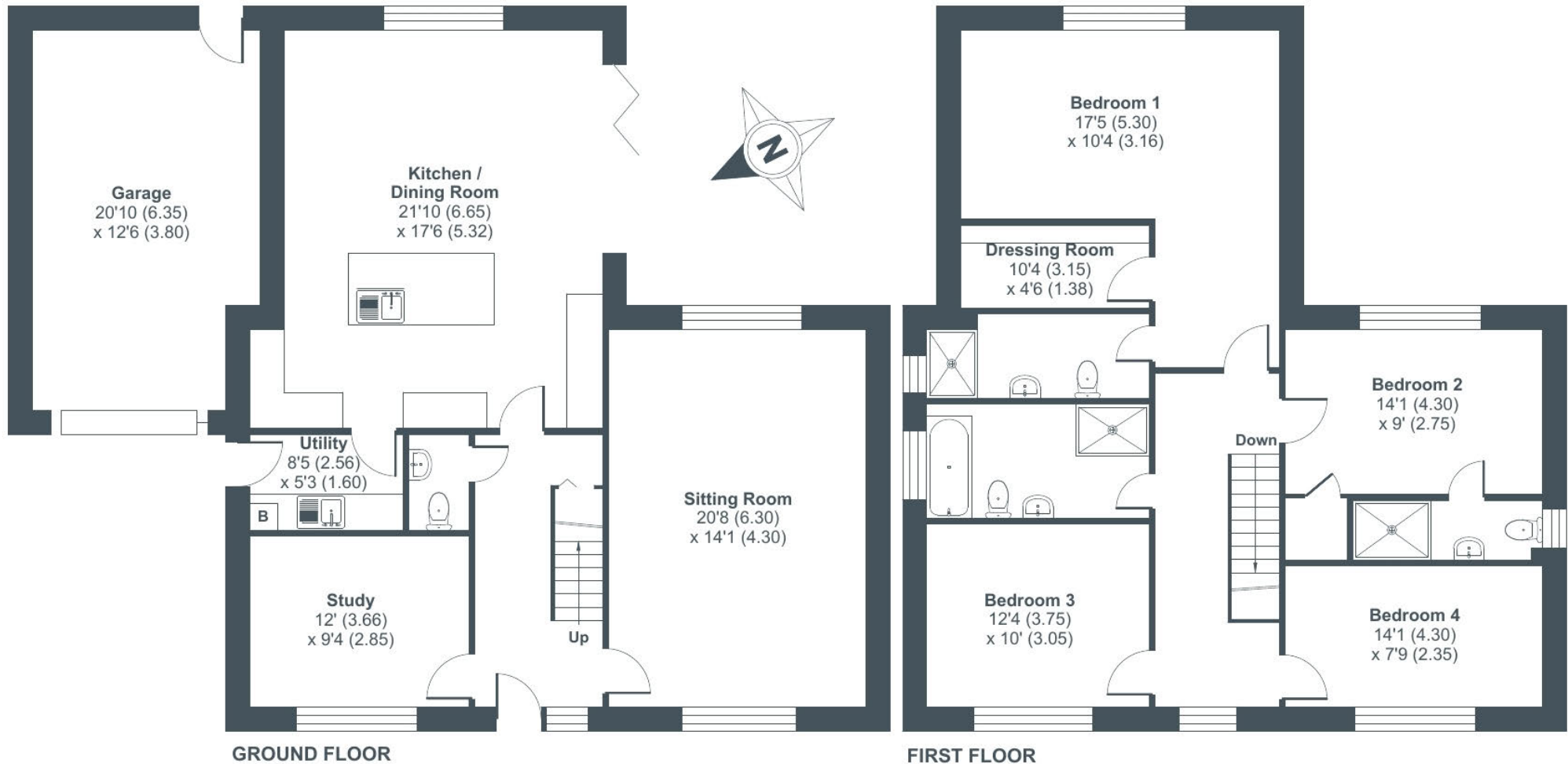
# Hawthorn House, Rowden Hill, Chippenham, SN15

Approximate Area = 1958 sq ft / 181.9 sq m

Garage = 247 sq ft / 22.9 sq m

Total = 2205 sq ft / 204.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Perry Bishop. REF: 1039789



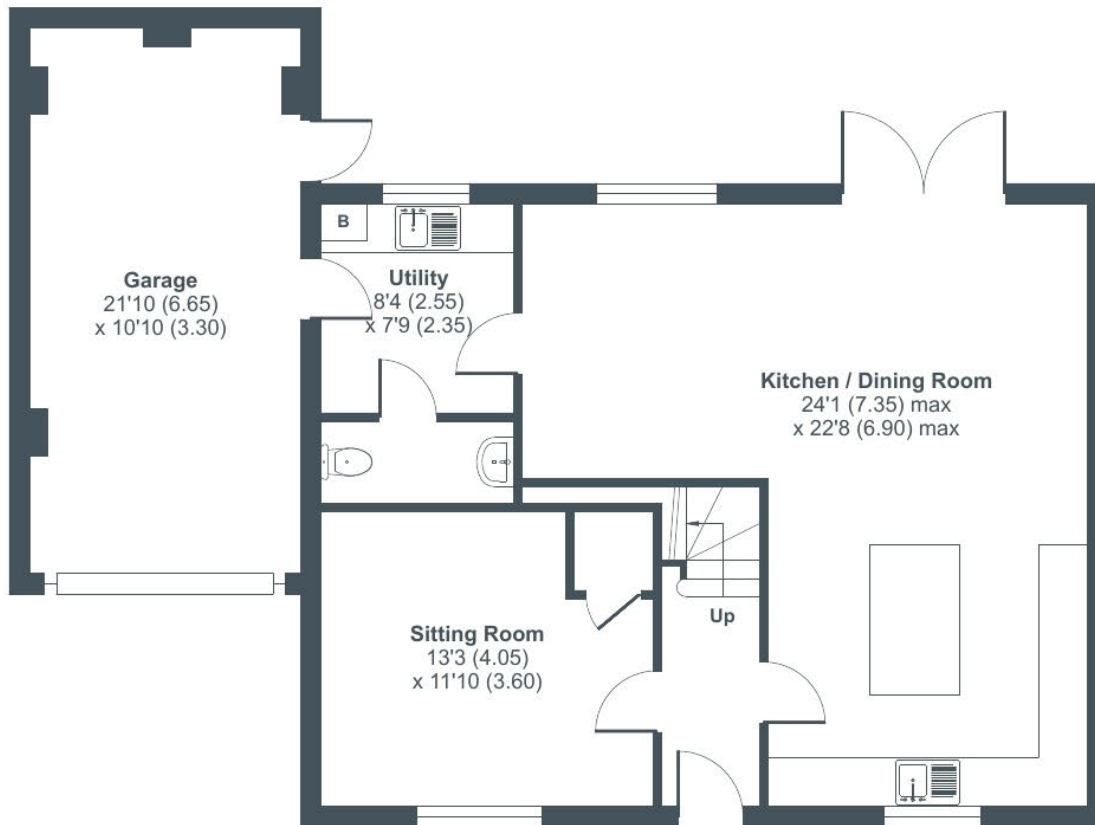
# Hazel House, Rowden Hill, Chippenham, SN15

Approximate Area = 1480 sq ft / 137.4 sq m

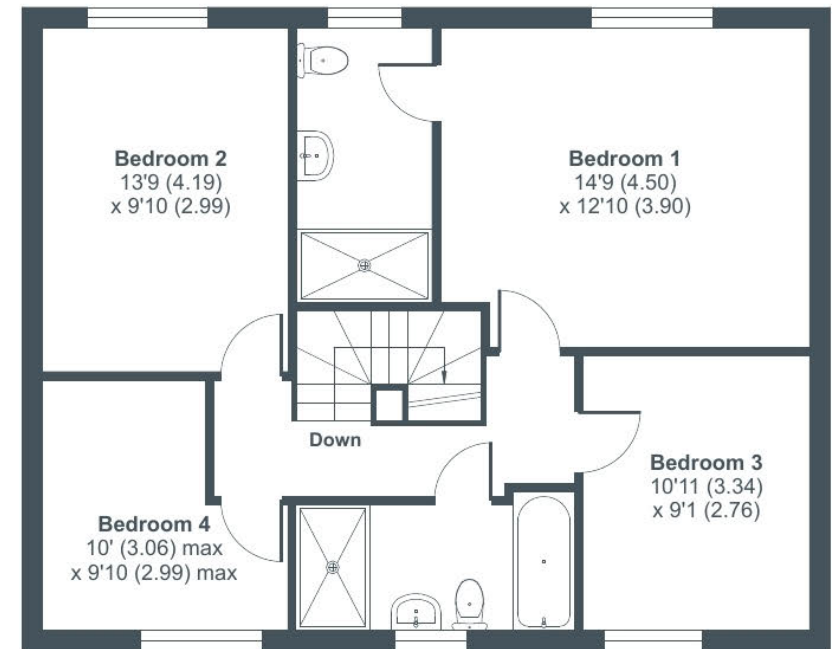
Garage = 236 sq ft / 21.9 sq m

Total = 1716 sq ft / 159.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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# Chestnut House, Rowden Hill, Chippenham, SN15

Approximate Area = 1480 sq ft / 137.4 sq m

Garage = 236 sq ft / 21.9 sq m

Total = 1716 sq ft / 159.3 sq m

For identification only - Not to scale



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