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PROPERTY MADE PERSONAL

Hawthorn House Rowden Hill, Chippenham, SN15 2AQ



A delightful development of just three impressive four bedroom houses • Kitchen/Dining Room • Sitting Room & Study • Utility Room & Downstairs Cloakroom • Principal bedroom with dressing room and en-suite • Second bedroom with en-suite • 2 further double bedrooms and family bathroom • Single Garage & Gardens • EPC A



Hawthorn House

Rowden Hill, Chippenham, SN15 2AQ

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. 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 single 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.

SPECIFICATION

Kitchens

Fully fitted kitchen · Solid quartz worktop and upstand · Ceramic sink with stainless steel tap · Integrated full height fridge and freezer · Integrated dishwasher · Induction hob · Double oven and combination oven – wine fridge.

Utility

Colour and style to follow kitchen cabinetry · Solid quartz worktop and upstand - Stainless steel hand wash sink and mixer tap · Housing for washing machine and tumble dryer. Boiler housed.

Bathrooms & En-Suites

All fixtures in chrome finish · Stone resin basins · Fully tiled floor, Porcelain wall tiles (full height in shower areas, half height) · Free standing bath in main bathroom and suite bathroom · Thermostatic bath, shower mixer and taps · Shaver socket · Heated towel radiators · Concealed cistern toilet · Soft close toilet seat.





Lighting

Ceiling downlights to all bathrooms and kitchen / utility. Pendant lighting to living room, hallways and bedrooms.

Heating

Worcester Boiler / Gas central heating · Underfloor heating to ground floor · Radiators on 1st floor ·

Electrical

CAT5 data points to all living and bedrooms. Exterior light to porch and rear of property. HIGH SPEED FIBRE BROADBAND to the property.

Solar Panels

POD ELECTRIC CAR CHARGER

Interior Finishes

Double glazed factory finished painted windows and external doors · Oak finish tongue and groove internal doors with brushed stainless steel ironmongery ·

LVT flooring in hall, cloakroom, utility room, kitchen/dinning as standard · Carpet to living room and study · Carpet to stairs, landings and bedrooms · Oak handrails to stairs.

Exterior Finishes

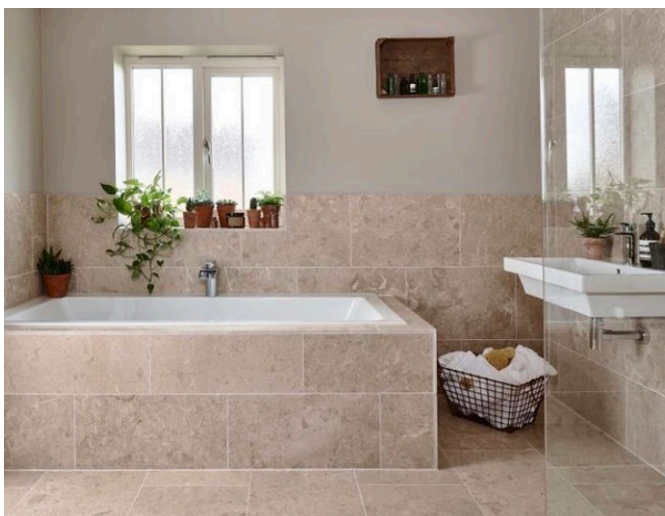
Indian sandstone patio. Block paved driveway. Turfed gardens.

We'd love to hear from you

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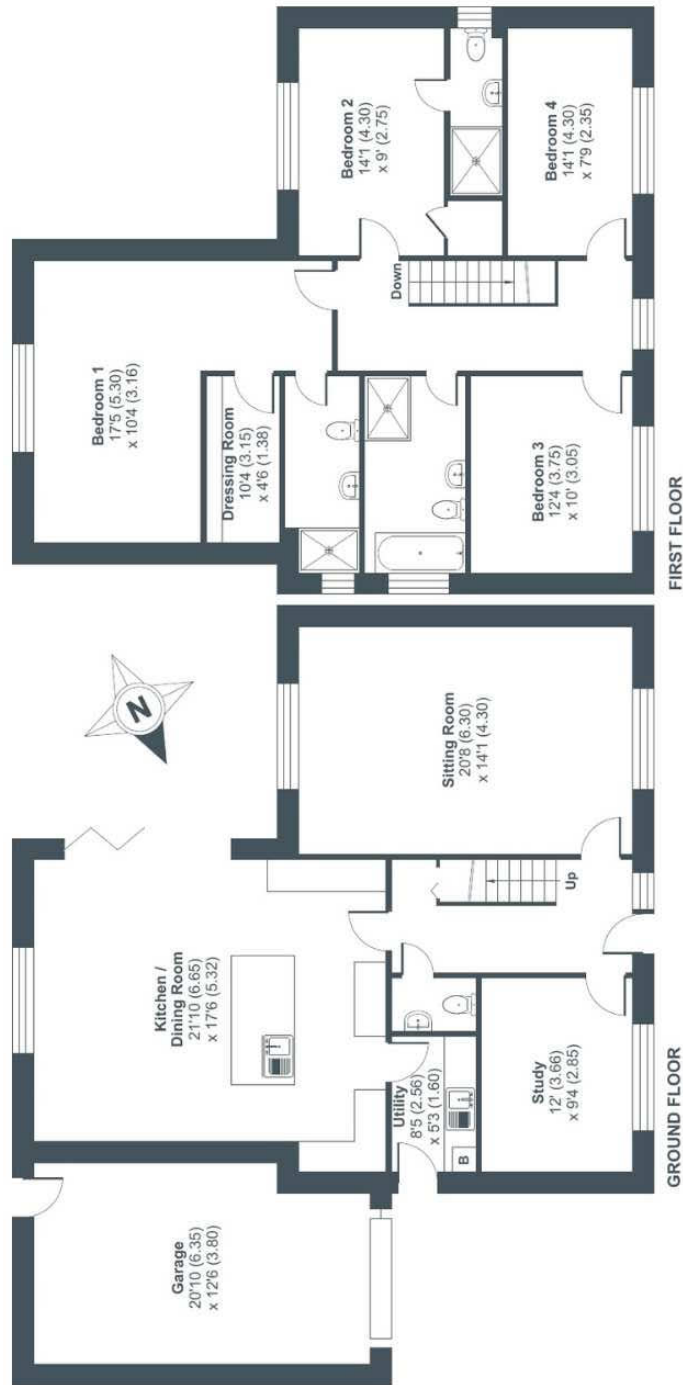
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Approximate Area = 1958 sq ft / 181.9 sq m

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). ©richiecm 2023. Produced for Perry Bishop. REF: 1039788



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Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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