

Hawthorn House, 25 Rowden Hill, Chippenham, SN15 2AQ



4 Double Bedrooms • Large Gardens • Eco - friendly - Solar Panels & EV Charge • 3 Bathrooms • Open Plan Kitchen Dining • Seperate Living Room • Study • Garage and Parking for 6-7 cars • EPC A

Guide Price £850,000

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Hawthorn House is an impressive, four double-bedroom detached home nestled within a stunning development of just three exclusive houses on the highly sought-after Rowden Hill.

Located a short walk from the town centre, these homes, built by the renowned developer Calibre Homes, epitomize modern living with exceptional craftsmanship and thoughtful design.

This elegant residence boasts a spacious kitchen-diner-family room that opens onto the patio through bi-fold doors, creating a breath-taking space perfect for entertaining. The fully fitted kitchen features solid quartz worktops and upstands, an island, a ceramic sink with a stainless steel tap, a double larder cupboard, an integrated full-height fridge/freezer, a dishwasher, an induction hob, a double oven, a combination oven, and a wine fridge. A separate utility room, designed to match the kitchen, includes quartz tops and spaces for a washing machine and tumble dryer, with convenient access to the driveway and garage. The large, separate sitting room offers a dual aspect and provides a relaxing retreat with scenic views of the garden. Additionally, the ground floor includes a spacious study and a WC. Underfloor heating is installed throughout the ground floor for added comfort.

Upstairs, there are four double bedrooms. The principal suite features a walk-in wardrobe and an en-suite bathroom with a walk-in shower and free-standing bath. The second bedroom also benefits from an en-suite shower room. Two further double bedrooms and a family bathroom are accessed via the central hallway, completing the upper level.

The outdoor space is truly outstanding, featuring a beautiful patio terrace that seamlessly connects the kitchen to the outdoors, overlooking a meticulously lawned garden surrounded by mature trees with a southerly aspect, perfect for enjoying long summer days. The front of the property offers ample parking for at least six to seven cars, in addition to a single garage.

This contemporary home is equipped with double-glazed, factory-finished painted windows and doors, oak-finished tongue-and-groove internal doors with brushed stainless-steel handles, and an oak handrail on the stairs. The hall, cloakroom, kitchen/dining area, and utility room are adorned with hard oak flooring, while the sitting room, study, stairs, landing, and all bedrooms are carpeted. The home is heated by gas central heating, with underfloor heating downstairs and radiators on the first floor. Eco-friendly features include solar panels and a POD electric car charger, making this home as practical as it is stylish.

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.

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.

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 · Oak 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.

Situation

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What3Words

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We'd love to hear from you

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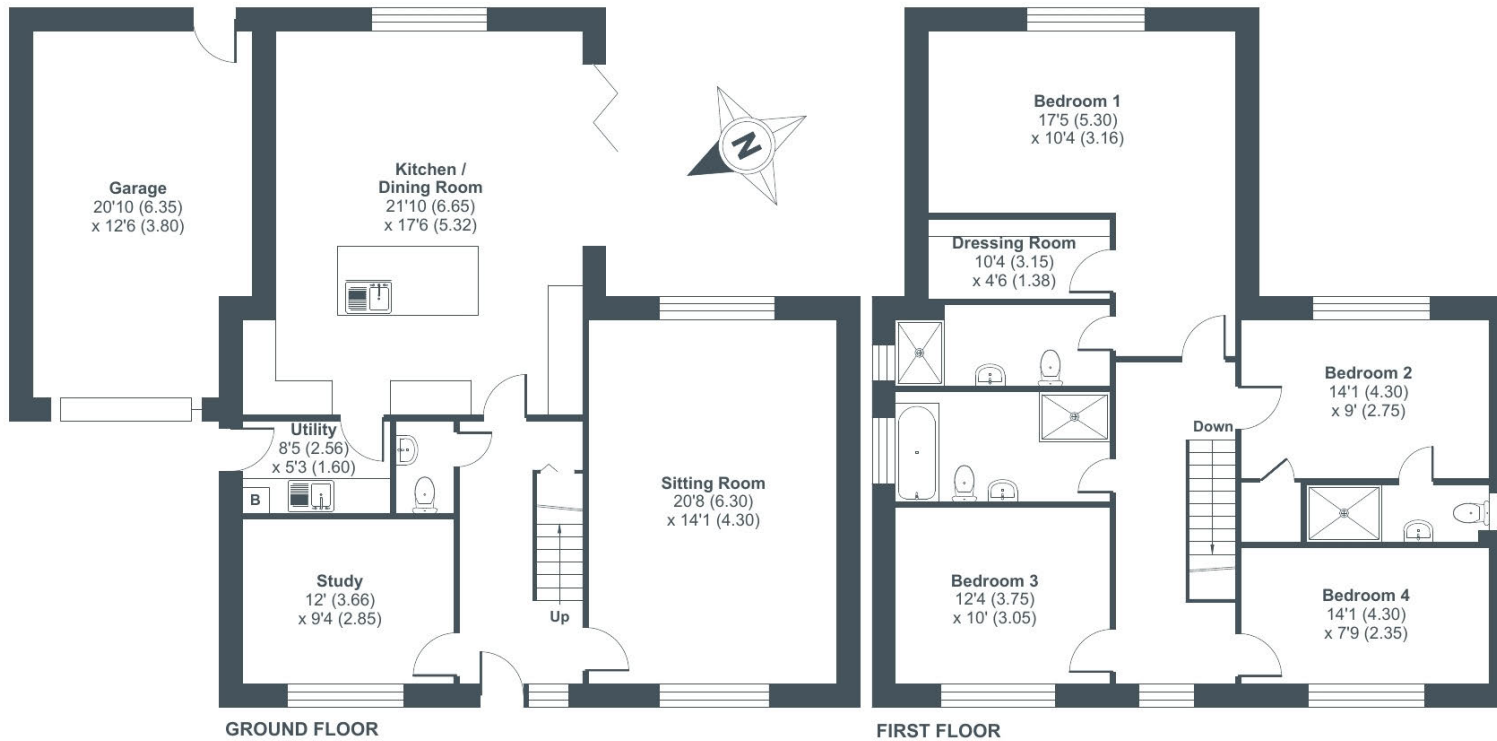
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Approximate Area = 1958 sq ft / 181.9 sq m

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). © ncheom 2023. Produced for Perry Bishop. REF: 1039789



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