

Hazel House 25A Rowden Hill Chippenham, SN15 2AQ



4 Bedrooms • Eco-Friendly - Solar Panels & EV Charger • Spacious Kitchen Living and dining •
Seperate Living Room • Single Garage and Parking • Private Garden • Beutifully finished • EPC A

Guide Price £650,000

Hazel House 25A Rowden Hill

Chippenham, SN15 2AQ

Hazel House is a sophisticated and spacious four-bedroom detached home situated within a stunning development of just three exclusive houses on the desirable Rowden Hill, a short walk from the town centre.

These homes, crafted by the esteemed developer Calibre Homes, are thoughtfully designed and built with exceptional craftsmanship to cater to modern living.

The centerpiece of Hazel House is its large kitchen-diner-family room, a space that truly has the "wow" factor. This heart of the home features double doors that open onto the patio, seamlessly blending indoor and outdoor living. The fully fitted kitchen is equipped with solid quartz worktops and upstands, an island, a ceramic sink with a stainless steel tap, an integrated full-height fridge/freezer, a dishwasher, an induction hob, a double oven, a combination oven, and a wine fridge. The separate utility room matches the kitchen's style and includes quartz tops, spaces for a washing machine and tumble dryer, a separate WC, and access to the garage. The cozy and inviting sitting room provides a relaxing escape, perfect for unwinding. The entire ground floor benefits from underfloor heating, ensuring comfort throughout the seasons.

Upstairs, the home offers four bedrooms. The principal suite boasts an en-suite bathroom with a walk-in shower, providing a private retreat. Three additional bedrooms share a well-appointed family bathroom, all accessed from the central hallway.

The outdoor space of Hazel House is equally impressive, featuring a beautifully lawned, southerly facing garden with a patio, ideal for enjoying long summer days. Mature trees flank the garden, enhancing the sense of privacy and tranquility. At the front of the property, there is ample parking for at least two to three cars, as well as 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. Hard oak flooring extends throughout the hall, cloakroom, kitchen/dining area, and utility room, while the sitting room, study, stairs, landing, and all bedrooms are carpeted. The home is heated by gas central heating, with underfloor heating on the ground floor and radiators on the first floor. Eco-friendly features include solar panels and a POD electric car charger, making Hazel House a perfect blend of style, comfort, and sustainability.

Specification

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 ·

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

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.

What3Words

towers.flames.medium

We'd love to hear from you

3 Church Street, Tetbury, GL8 8JG

T: 01666 333149

E: tetbury@perrybishop.co.uk







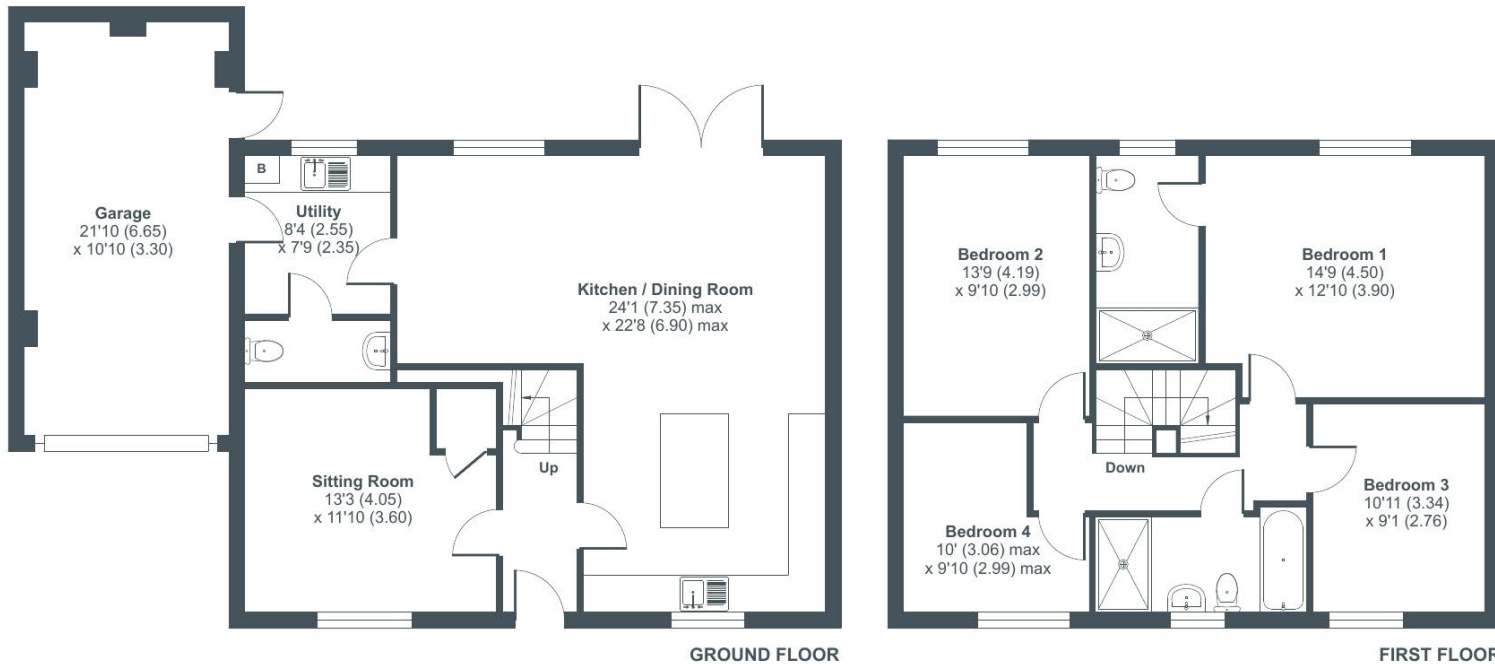
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Approximate Area = 1480 sq ft / 137.4 sq m

Garage = 236 sq ft / 21.9 sq m

Total = 1716 sq ft / 159.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Perry Bishop. REF: 1039786



2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 646770

E: landandnewhomes@perrybishop.co.uk

perrybishop.co.uk

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