

Upper Seagry, Chippenham, Wiltshire, SN15 5EX



Attractive detached house in the heart of this picturesque village • Recently modernised with a new roof added in 2022 • Spacious accommodation with great versatility • Three good sized bedrooms • West facing garden with far reaching views • Versatile workshops within the grounds • Ample parking on a gravelled drive • No onward chain • EPC D

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Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

About the property

A delightful 1950's house, nestled within the pretty village of Upper Seagry, with a beautiful garden and far reaching views.

Approached into the hallway with a new Oak staircase with bespoke storage beneath. The kitchen is to the right and is beautifully thought out with ample storage, and integrated appliances. The dining room is light and airy with double doors ready to throw open into the garden.

There is a useful utility room with a downstairs cloakroom and a door into the garden, whilst the triple aspect sitting room has the very best light and double doors onto the terrace.

Upstairs there are three double bedrooms, all with built in storage and one of which is used as a work from home office. There is a jack and jill bathroom and a further shower room.

Outside there is ample parking for several cars on the gravelled driveway, the garden is beautifully landscaped with a feature well at the front and an outbuilding which has great versatility and is currently being used as storage and a gym.

The rear garden is very special with mature borders, mainly laid to lawn and a beautiful view across open fields.

The property is served by up to 900 Mbps Ultrafast Fibre Broadband from Gigaclear. Gigaclear uses a full fibre connection – also called fibre-to-the-premises, or FTTP – to deliver lightning-fast speeds to households. Ranging from 200Mbps to 900Mbps, Gigaclear's packages are aimed at those with a need for speed.

Amenities

Upper Seagry is an attractive and well-regarded village situated in rural North Wiltshire and has an excellent sense of community. The village has a popular and well attended primary school,

The New Inn pub and Church. The nearby larger village of Great Somerford has a post office and shop, pub and primary school as well.

The market towns of Malmesbury and Chippenham are both about 5 miles away with a further range of facilities, including Waitrose and schooling including St Mary's and St Margaret's in Calne, Marlborough College and Westonbirt School. Both towns benefit from excellent secondary schools which include Malmesbury School, Hardenhuish and Sheldon in Chippenham. There are excellent sporting opportunities within the area with golf ranges at Bowood and Castle Combe, racing at Bath and Newbury whilst there is a range of water sports available at the Cotswolds Water Park. The property is well located for the commuter, with train stations at Chippenham and Swindon having regular services to London Paddington, and junction 17 of the M4 is close by providing fantastic connections to Bath, Bristol, Swindon and London.

Directions

From our office in Tetbury take the third exit off the roundabout into Market Place, follow the road into Silver Street and continue out of the town. At the first roundabout take the first exit to Filands, follow the A439 towards Chippenham until after the Burton Hill roundabout, follow the road and turn left into Grange Lane which is signposted The Somerfords, Startley, Rodbourne.

Follow this road through Startley into Upper Seagry, go past the road to the New Inn pub and the property can be found on the right hand side.

What3words

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Services & Tenure

The tenure is Freehold. Mains water, drainage, electricity and oil are connected.

Local Authority

Wiltshire Council

Council Tax Band: E

Our reference

TET/HP/RN/01112023

We'd love to hear from you

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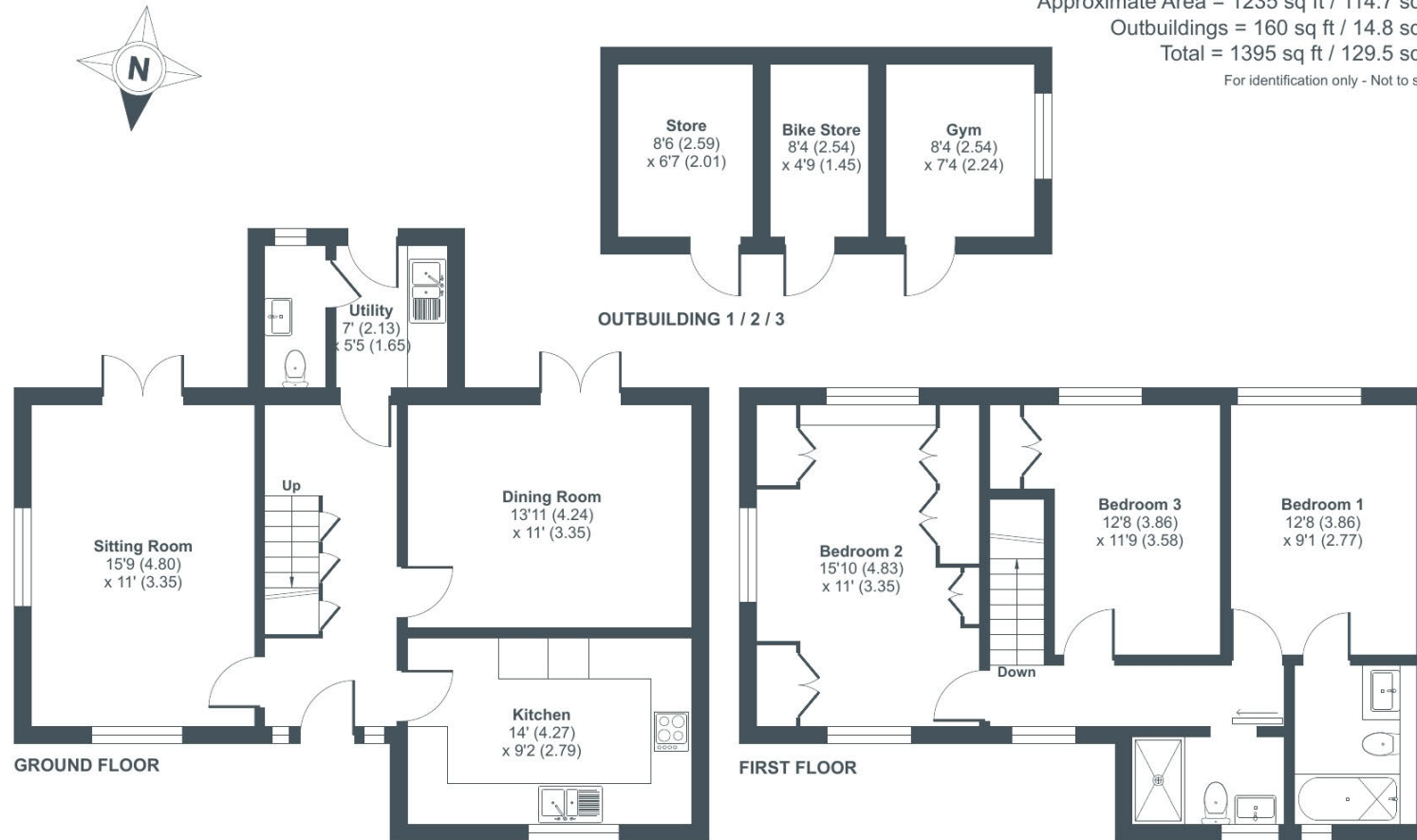
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Approximate Area = 1235 sq ft / 114.7 sq m

Outbuildings = 160 sq ft / 14.8 sq m

Total = 1395 sq ft / 129.5 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). © nchecon 2023. Produced for Perry Bishop. REF: 1053163



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

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