

Lower Seagry, Chippenham, Wiltshire, SN15 5EP



Delightful home in a quiet village • Mature wraparound gardens • Picturesque setting on a quiet country lane • Good size bedrooms and bathrooms • Kitchen-diner with adjacent utility • Sitting room - dining room • Single garage and car port • Excellent scope to extend or renovate • EPC D

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Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

In the heart of Lower Seagry, this lovely house has been home for nearly 40 years, and whilst it has been lovingly cared for, it is in need of a little updating. However all the rooms are spacious, with charming views of the garden and the potential to extend if required.

Approached into the hallway from which there is a cloakroom with plenty of space to store coats and shoes. The sitting room is light and airy with a central fireplace between the sitting room and dining room. Sliding doors open from the dining room into the garden. The kitchen is a lovely size with plenty of room for a table in the centre and an adjacent utility room.

Upstairs there are four bedrooms: three doubles with the principal bedroom having a large en suite bathroom, a single bedroom and a family bathroom.

Outside there is ample parking for several cars, on a gated driveway leading to a single garage and car port. The gardens wrap around the house, mainly laid to lawn with mature trees and planting.

Amenities

The market town of Chippenham has a great selection of shopping facilities, cafes and a range of restaurants including the Michelin starred restaurants at Lucknam Park. Leisure pursuits within the surrounding areas include the race circuit at Castle Combe, horse racing at Bath and the deluxe Bowood Hotel, Spa and Golf Club. The train station is a 10 minute walk with main line rail services, Paddington is 75 minutes and the Georgian city of Bath, with its many cultural, leisure and shopping attractions, is a 15 minute train journey.

Tetbury and Cirencester, two typical Cotswold's towns, are within easy access, and the M4 motorway (J17) is only 5 miles away and provides fast road access.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

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, and take the first left into Five Thorn Lane which is signposted to Lower Seagry, follow this road to the T junction and turn left. Take the first right signed Lower Seagry and To the Church. The house can be found on the left hand side, just before the turning to the church.

What3Words: ///hires.listening.bandstand

Services & Tenure

The tenure is freehold. Mains water, drainage and electricity are understood to be connected, with an oil-fired heating system.

Local Authority

Wiltshire Council

Council Tax Band- F

Our reference

TET/HP/MS/07082024

We'd love to hear from you

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what the owner said

"The house is well-appointed and laid out and I have found it easy to maintain. It's warm in the winter and in summer I enjoy the garden. I love the countryside location but feel connected to nearby towns such as Malmesbury, Chippenham and Bath and to good road and rail services."







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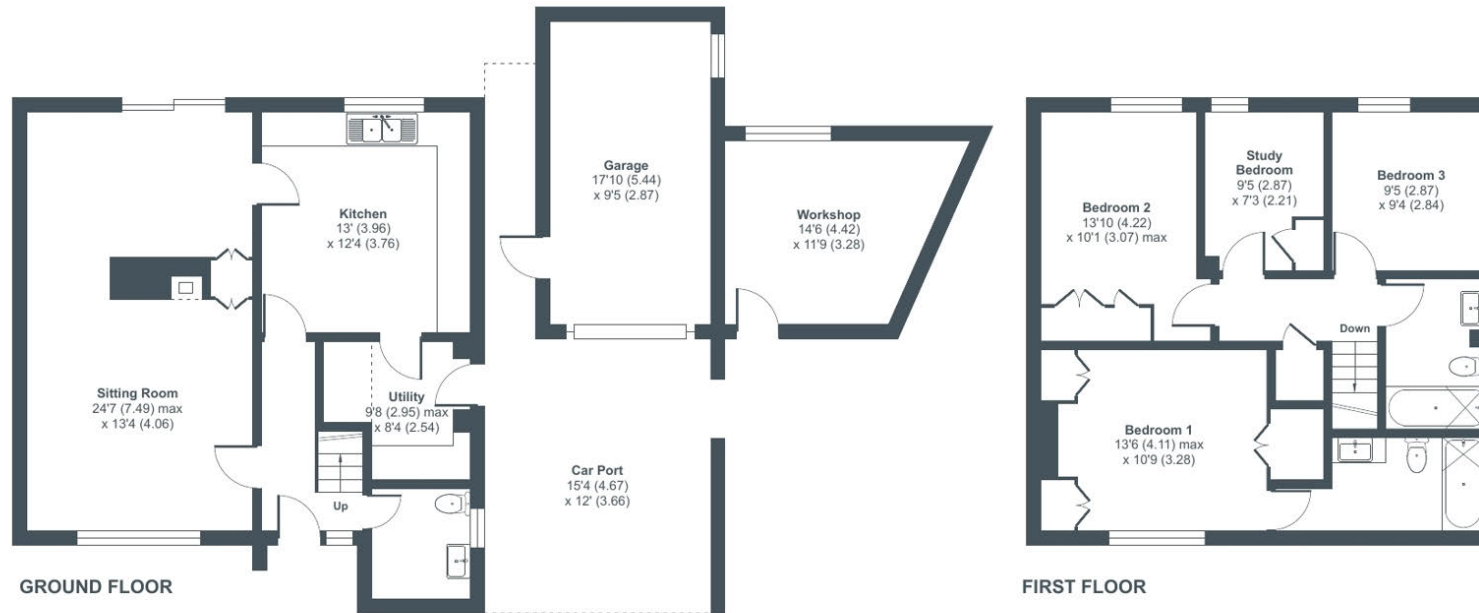
Approximate Area = 1314 sq ft / 122 sq m (excludes carport)

Garage = 169 sq ft / 15.7 sq m

Outbuilding = 131 sq ft / 12.1 sq m

Total = 1614 sq ft / 149.8 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). © nñcheom 2024. Produced for Perry Bishop. REF: 1160257



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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.

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.

