

# PerryBishop

PROPERTY MADE PERSONAL



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**Woodlands Close** Christian Malford, Chippenham, SN15 4AU



# Woodlands Close

Christian Malford, Chippenham, SN15 4AU

## Key Features



4  
Bedrooms



2  
Bathrooms



3  
Receptions

- Fantastic family home
- Immaculately presented
- Air source heat pump and underfloor heating
- Southwest facing rear garden covering over 1/3 acre
- Close to excellent schools, road and rail links
- Popular village with shop/PO, school and pub
- Three reception rooms including study

## About the property

Discreetly hidden behind mature hedging and a wide front lawn, this striking family home has a wonderful quality, and under floor heating throughout is supplied by an air source heat pump.

The gracious entrance hall has an impressive staircase rising to the first floor, plenty of under stairs storage and opens through double doors into the large dual aspect sitting room, a beautiful feature fireplace houses a Clearview wood burning stove and newly installed bi-folding doors are ready to throw open onto the southwest facing garden. Oak doors lead into a large study, perfect for working from home; the window overlooks the front garden. A further reception room has a range of purposes, currently used as a snug, but perhaps a playroom, dining room additional work from home office or a teenager's den.

Truly the heart of the home the spacious kitchen-breakfast room has windows on three sides, double doors open onto the patio at the rear. There is a personal door onto the driveway at the side, ideal for grocery deliveries or unloading the car, a utility area is to one side and there is plenty of room for a large table and chairs in the centre of the room.

Upstairs a roomy landing leads to four bedrooms, the principal bedroom is light and airy with fitted wardrobes along one side and an immaculate en-suite shower room. There are three further double bedrooms, all full of natural light, a spacious airing cupboard and a family bathroom with a bath and separate shower.

The house benefits from generous size gardens to both the front and rear which covers over 1/3 of an acre. The gardens are an absolute delight, with mature hedging providing privacy, whilst the borders and flower beds produce colour and style. There is a hexagonal greenhouse and a delightful summer house with heat, light and power which would make a super craft room, work from home office or the perfect place to sit and just enjoy the surrounding flora and fauna. A lovely feature of the garden is the adjacent woodland and wildlife area at the end of the garden, which extends your view but not your gardening skills.

A gated driveway leads to the block paved driveway, easily parking for 7 or 8 cars, leading to a double garage, here there is light and power, water available if required and a large amount of storage in the eaves which is accessed by a fixed ladder.

This lovely house benefits from underfloor heating throughout the house, both upstairs and downstairs, each room has a separate thermostat allowing each room to have a different temperature – no more heating those rooms which you aren't using. This is fully supported by solar panels on the roof and garage, where there are batteries.

## Amenities

Christian Malford is a small village which lies on the B4069, just south of the M4, about 9 kms from Chippenham and 13 kms from Wootton Bassett. A rural community, with a population of 701, it is set in the beautiful Wiltshire countryside by the River Avon.

Christian Malford is extremely well served with a 13th Century Church, an excellent Primary School, Village Shop & Post Office, Village Hall, Recreation Ground complete with its Pavillion and a Public House (The Rising Sun Inn).

## Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.





### Directions

From our office in Church Street, Tetbury at the roundabout, take the third exit onto the Market Place and Follow the B4014 into Malmesbury. At the first roundabout, take the second exit onto the A429. At the next roundabout, take the second exit and stay on the A429. At the next roundabout, take the 2nd exit signposted Chippenham. Turn left onto Grange Lane and follow this road for approximately four miles. Then turn right onto the Seagry Road. Turn right onto the B4069 which leads you onto the High Street, Sutton Benger and, at the T junction, turn left. Woodlands Close is on the right hand side, at the fork take the left turn and the house can be found on the right hand side.

What3Words /// cult.animates.zoned

### Services & Tenure

Tenure - Freehold  
Electricity - Mains Supply  
Water – Mains Supply  
Sewerage - Mains Supply  
Heating – Air Source Heat Pump

### Local Authority

Wiltshire Council  
Council tax Band - G

### Our reference

TET250040  
16th December 2025

### We'd love to hear from you

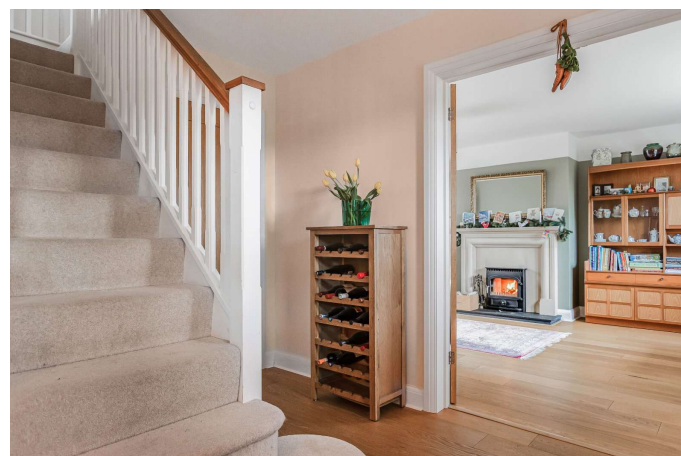
3 Church Street, Tetbury, Gloucestershire, GL8 8JG  
T: 01666 504418  
E: tetbury@perrybishop.co.uk



### *what the owner said*

Christian Malford is a fantastic village to live in. The people are friendly and there are wonderful walks on the doorstep. The house is peaceful and backing onto a woods is a great asset as its lovely to be so surrounded by nature while being close to Chippenham and high speed trains to London.

The village has a new children's playground (Summer 2025), a village/post office with a very friendly proprietor and a pub/cafe which has been going from strength to strength.











**Approximate Gross Internal Area 1858 sq ft - 172 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 929 sq ft – 86 sq m

First Floor Area 929 sq ft – 86 sq m

Garage Area 377 sq ft – 35 sq m

Outbuilding Area 70 sq ft – 7 sq m



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.











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Gloucestershire • Oxfordshire • Wiltshire

