



Green Glades, Station Road, Christian Malford, Chippenham, Wiltshire, SN15 4BG

Substantial detached house
Low running costs with solar panels
Large front and rear gardens
5 bedrooms, 2 bathrooms
4 reception rooms and conservatory
Kitchen and separate utility room
Double garage and workshop
Easy short walk to village amenities
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £795,000

Approximately 2,654 sq.ft including garaging

‘Excellent low running costs! A substantial detached house set within a mature 0.36 acre plot with double garage and workshop’

The Property

Green Glades is a substantial detached house set within a good-sized mature plot of 0.36 acres. The property is located in the popular village of Christian Malford, just a short distance from the village shop and primary school. Built in 1947, the property has evolved over the years benefitting from sizable extensions whilst there is ample scope to reconfigure and extend the house further. Green Glades boasts excellent low running cost credentials through solar PV panels on a feed tariff generating approximately £2,200 p/a.

The generous accommodation extends to just under 2,200 sq.ft. (excluding the garaging). The ground floor is entered from the side to an entrance hall with parquet flooring which continues into the front living room featuring a wood-burning stove. The kitchen is adjoined by a breakfast room and the layout flows superbly to the separate dining room and lovely garden room. The garden rooms has a

conservatory to the side and enjoys an open outlook over the private rear garden. Completing the ground floor there is a large utility room and downstairs WC. On the first floor, there are four large double bedrooms and a smaller fifth bedroom. The family bathroom is equipped with both a shower unit and a bath. The principal bedroom benefits from a private en-suite shower fitted with a luxurious walk in shower and rainfall showerhead over. The two rear bedrooms have fitted wardrobes and views across the garden to the fields at the back.

Green Glades is entered through a double metal gate over a gravelled driveway leading to the double garage and workshop. This large outbuilding has power and lighting connected and could lend itself to being converted into an annexe if desired (subject to planning). The gardens of Green Glades are a true delight, with an east aspect at the front and west to the rear the gardens enjoy sun all day long. The front garden has been planted as a charming orchard beside a green house



behind the garage. The rear garden is laid mostly to lawn with a patio terrace wrapping around the house to the back and side, plus a pergola area and vegetable garden.

Situation

Christian Malford is considered to be one of the most sought after villages in North Wiltshire. It benefits from excellent amenities to include a highly regarded primary school, shop/post office, village pub, church, village hall and local recreation ground. Couple this with a thriving local community as well as access to Chippenham approx. 6 miles (mainline railway links to London Paddington) and Malmesbury 8 miles. The M4 Motorway is only 4 miles and communication by road is excellent with many different options. Larger towns/cities of Bath, Bristol & Swindon are within easy commuting distance. Both London Heathrow and Bristol (35 miles) airports are easily accessible for European and international travel. The highly regarded secondary schools of Hardenhuish and

Sheldon in Chippenham can be accessed via bus from the village.

Tenure and Services

We understand the property is Freehold with oil fired central heating, mains drainage, water and electricity. The solar PV panels are wholly owned on a 25 year feed in tariff commenced in 2010. Solar thermals also produce hot water for the property.

Directions

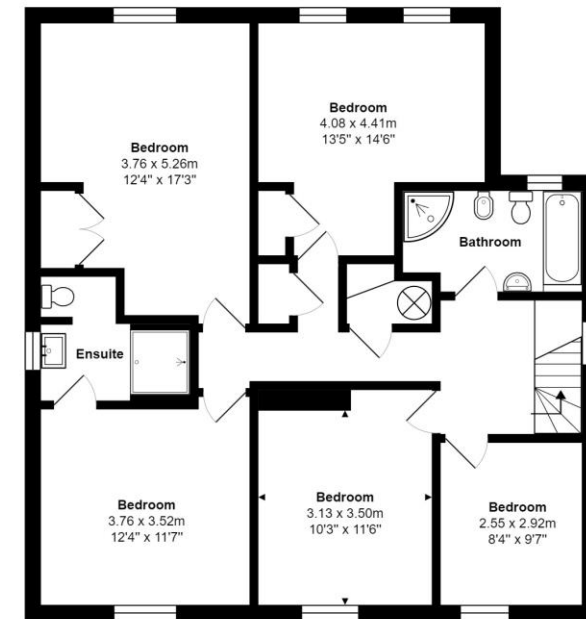
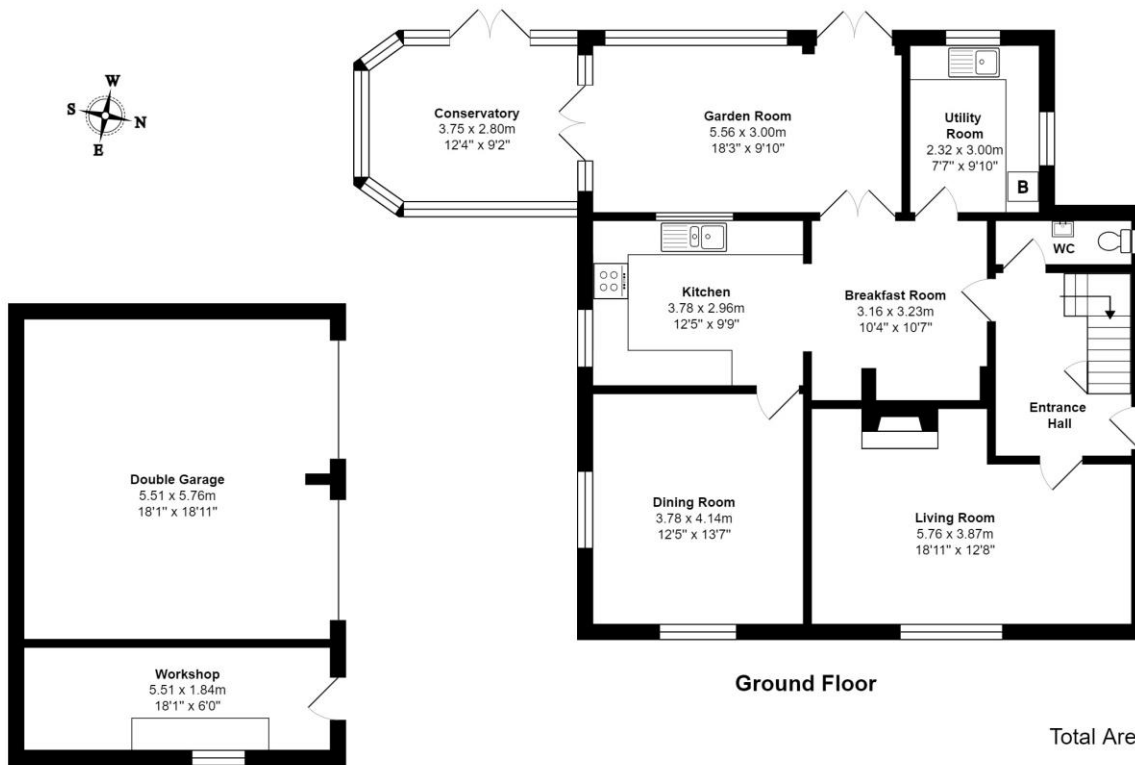
From Sutton Benger, follow the B4069 towards Lyneham. Enter Christian Malford and take the next right hand turn into the village centre. Pass the shop, and locate the property shortly afterwards on the right hand side.
Postcode SN15 4BG.
What3words: ///island.squares.dressings

Local Authority & Council Tax Band

Wiltshire Council

F





Total Area: 246.5 m² ... 2654 ft²

House Area: 203.8 m.sq ... 2193 sq.ft

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	83
	EU Directive 2002/91/EC	

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