



⑨ 2, Green Gables Lowden Hill, Chippenham, Wiltshire,  
SN15 2BX

⌚ £250,000

A beautifully-presented, high-quality, two bedroom ground floor apartment, making up part of a wonderful period conversion, benefitting from ample off-road parking, and well-tended southerly-facing gardens, positioned within walking distance of Chippenham town centre & railway station.

- Private, Ground Floor Apartment
- Part of Beautiful, Period Conversion
- Reconfigured & Significantly Improved
- Beautifully-Presented, High-Specification Accommodation
- Two Bedrooms
- Bespoke Kitchen / Breakfast Room, with Island
- Superb Shower Room & Cloakroom
- Well-Maintained, Southerly-Facing Communal Gardens
- Off-Road Parking for Multiple Vehicles
- Share of Freehold

⌚ Leasehold - Share of Freehold

⑩ EPC Rating D



Occupying the rear section of the ground floor, is this stunning apartment, making up one of four within the converted property. The property has been cleverly reconfigured, and sympathetically improved by the current owner, to offer a high specification home with the perfect blend of character and contemporary living arrangements. Benefiting from a southerly-aspect, there is an extremely light and spacious feel throughout, with enviable views over the well-maintained gardens.

The accommodation briefly comprises; includes a fitted kitchen with dining area, elegant sitting room overlooking the gardens and separate sun room. There is a double bedroom with fitted bedroom furniture, a study/occasional bedroom, bathroom and cloakroom.

Externally, the gravelled driveway provides parking immediately outside the apartment and the communal gardens extend around the property. A viewing is highly encouraged to appreciate the spacious accommodation, private disposition and unique nature of this superb apartment.

#### **Situation**

Green Gables is conveniently located in a quiet tucked away position, and is pleasantly situated less than 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.

#### **Property Information**

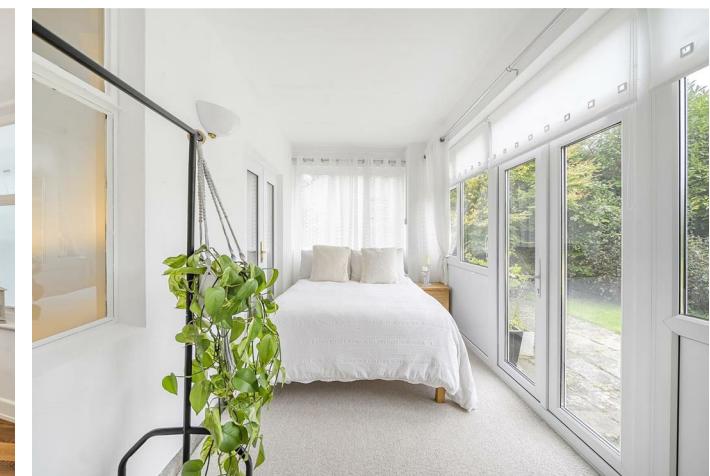
Council Tax Band; D

EPC Rating; D

1/4 Share Of Freehold

Lease - 999 years from 1993

Mains Electricity. Water & Drainage



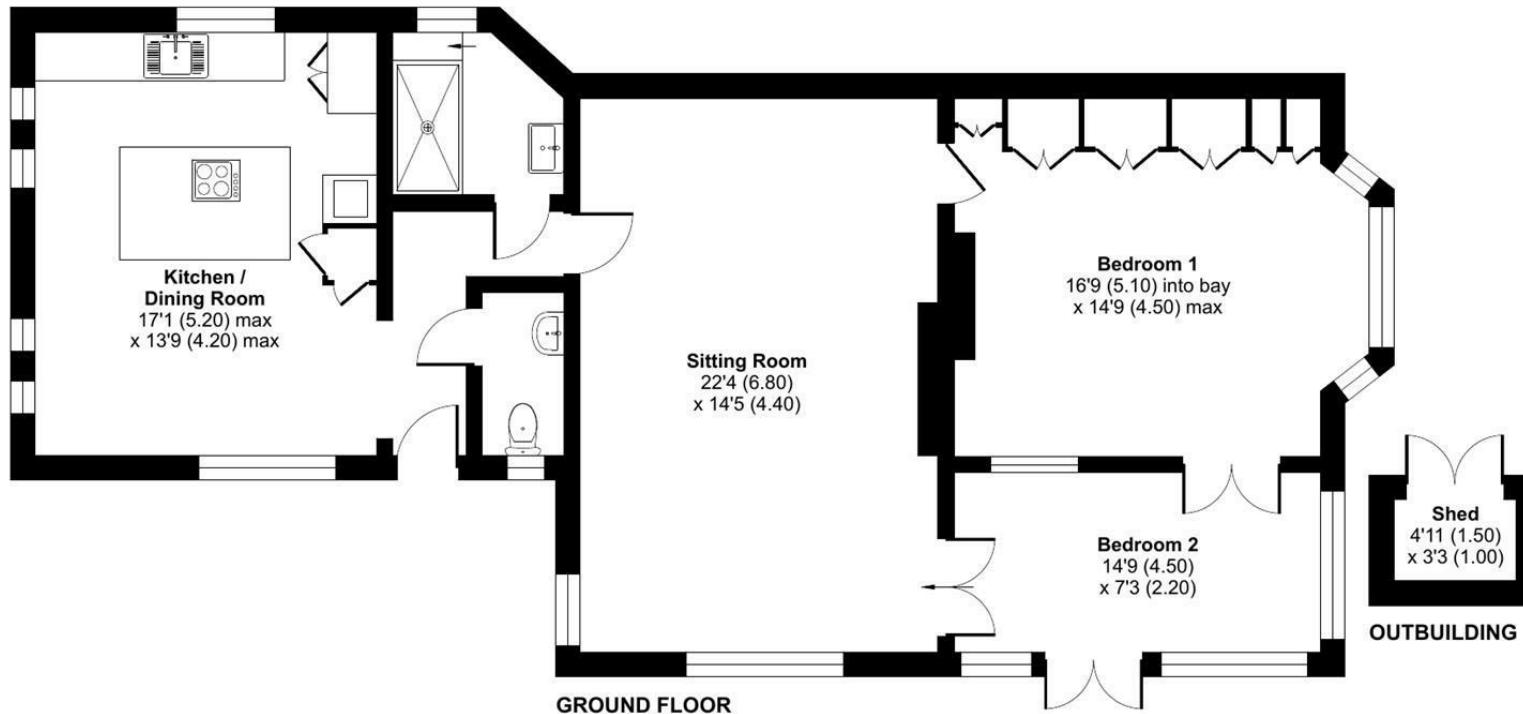
# Greengables, Chippenham, SN15

Approximate Area = 1050 sq ft / 97.5 sq m

Outbuilding = 16 sq ft / 1.5 sq m

Total = 1066 sq ft / 99 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2024.  
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