



📍 30 Herdsman Close, Chippenham, SN14 0FW

🏠 £420,000

A stylish and contemporary four bedroom detached family home, with a large two-tiered garden, single garage and driveway, superbly positioned in a quiet cul-de-sac, on the highly desirable and newly established Hilltop View development. No Onward Chain.

- Modern Four Bedroom Detached Family Home
- Stylish, Contemporary Accommodation
- No Onward Chain
- Principal Bedroom with En-suite Shower Room
- Superb Kitchen / Diner with Utility Room
- Cloakroom & Family Bathroom
- Large Two-Tiered Rear Garden
- Single Garage & Driveway
- Quiet Cul-De-Sac, Popular & Newly Established Development
- Remaining NHBC Warranty & Solar Power

🏡 Freehold

🏠 EPC Rating B



A recently built Taylor Wimpey, four bedroom detached family home, offering stylish and contemporary accommodation, and superbly positioned at the end of a quiet cul-de-sac, on the desirable and newly established Hilltop View development. Offered with No Onward Chain.

The accommodation is arranged over two levels, and briefly comprises; entrance hall, sitting room, cloakroom, contemporary kitchen / diner with French doors to rear patio area, and utility room off. To the first floor are the four bedrooms, including the principal bedroom with en-suite shower room, and finally the family bathroom.

Externally the property benefits from a generous plot, with a large two-tier rear garden. Both sections of the garden are laid predominantly to lawn, with the lower level also benefitting from a lovely patio seating area. There is a single garage and driveway parking.

Further benefits include approximately 8 years remaining of the NHBC warranty, and solar power.

#### **Situation**

Hilltop View is a newly established development, which is well placed on the South Western side of Chippenham with access to the A4, A420 and the M4 motorway thus offering good motor commuting to the larger centres of Bath, Bristol, Swindon and London. The development is close to a large Sainsburys supermarket with a pharmacy along with two of the town's highly reputable senior schools are within easy reach. A more comprehensive range of amenities are to be found in the nearby town centre including a mainline railway (London-Paddington), college and sports facilities.

#### **Property Information**

Council Tax Band; E

Freehold

Mains Gas, Electricity, Water & Drainage

Gas Fired Central Heating

Solar Power

EPC Rating; B

Approximately 8 years of the NHBC guarantee remaining

There will be an annual development charge but it is not currently in place



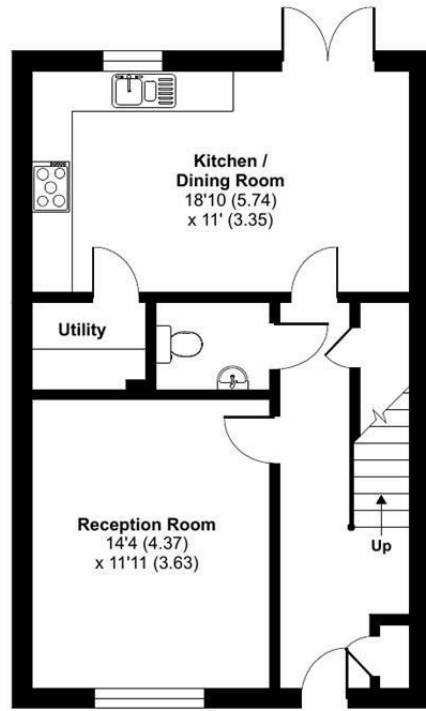
# Herdsman Close, Chippenham, SN14

Approximate Area = 1154 sq ft / 107.2 sq m

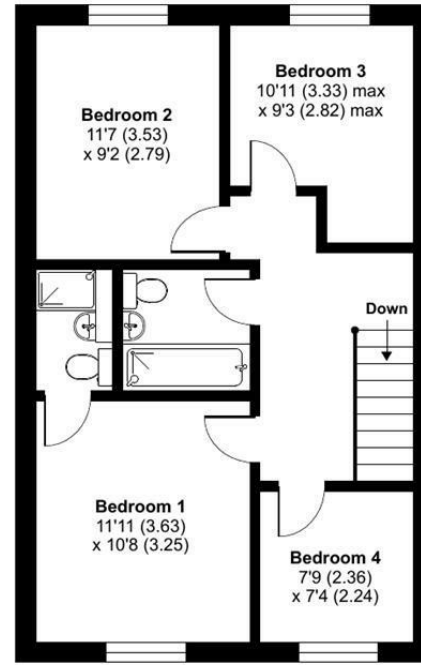
Garage = 208 sq ft / 19.3 sq m

Total = 1362 sq ft / 126.5 sq m

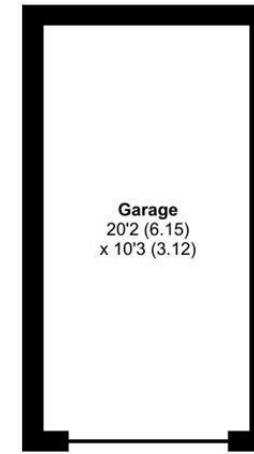
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Strakers. REF: 1348661

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