



📍 24 Threadneedle Street, Patterdown, Chippenham, SN15 2FN

🔗 Offers In Excess Of £345,000

An absolutely stunning modern three-bedroom semi-detached home with off-street parking and a beautiful south-west facing garden, situated on the highly sought-after Rowden Brook residential development.

- Modern Three Bedroom Semi-Detached House
- Stylish, Contemporary Accommodation
- Three Great Sized Bedrooms
- Cloakroom, En-Suite, Family Bathroom
- South West Facing Rear Garden
- Recently Established 'Rowden Brook' Development
- Driveway Parking
- High-Specification Fittings
- Quiet Position
- Walking Distance to the Town Centre & Train Station

🏠 Freehold

🏠 EPC Rating B



OFFERED WITH NO ONWARD CHAIN-An absolutely stunning and well-proportioned modern three-bedroom semi-detached home, superbly positioned on the highly sought-after and newly established Rowden Brook development by the reputable Redcliffe Homes. The current owners have made a number of high-quality enhancements, including stylish window shutters, contemporary column radiators, Hive-heating system and the creation of a wonderful patio seating area in the rear garden-perfect for outdoor entertaining.

The accommodation is arranged over two floors and briefly comprises an entrance hall, cloakroom, sitting room with French doors opening onto the rear patio area. To the first floor are three double bedrooms, with the principal bedroom benefiting from an en-suite shower room, along with a modern family bathroom with shower over. The current vendors have boarded the loft and installed a loft ladder, creating a highly practical and easily accessible storage space.

Externally, the property enjoys a private, enclosed South West facing rear garden and an off-road driveway providing parking for two vehicles.

Quietly positioned, the property is ideally located within walking distance of the town centre and mainline train station, with excellent connectivity to all major road networks.

Situation

Threadneedle Street is positioned within Rowden Brook, Redcliffe's superb first phase of Rowden Park Garden Village, the creation of a new community in the Arts and Craft style with space, well-being and community its guiding principles. Surrounded by views of open countryside, and just a short walk from the thriving market town of Chippenham with its excellent transport connections, this Garden Village enjoys the very best of town and country living. Chippenham's amenities include a public library, leisure centre, Chippenham golf course, John Coles' Park and the pleasant Monkton Park with a further nine hole golf course, riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station which is only a short walk away - (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 state and private schooling; Chippenham itself offers excellent secondary schools and primary schools, together with further education at Wiltshire College.

Council Tax Band; D

Freehold; Annual 'service charge' payable for landscaping, play park maintenance etc. Approx. £250 p/a

Mains Gas, Electricity, Water, & Drainage.

Gas Central Heating

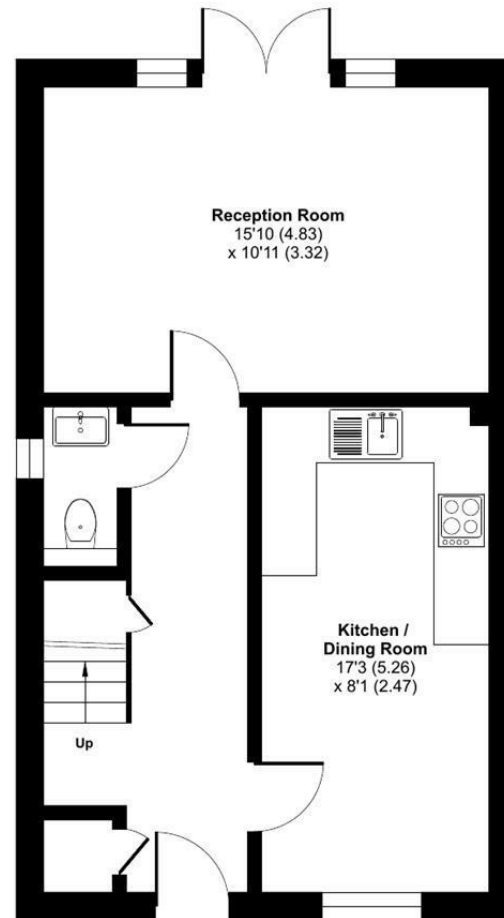
EPC Rating; B



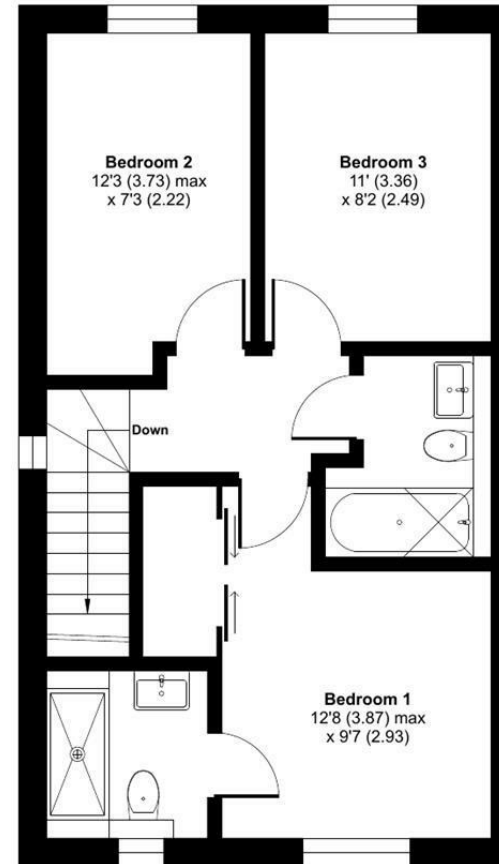
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Approximate Area = 908 sq ft / 84.3 sq m

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). © nichecom 2025. Produced for Strakers. REF: 1394338

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