



Grade II Listed
3 Bedroom
Cottage in
Old Chippenham

£4,000 PCM

21 St. Mary Street
Chippenham
SN15 3JW



Victoria Allman
lettings

- Beautiful Grade II listed period cottage in a stunning riverside location
- Newly refurbished to an exceptional standard
- Two beautiful character reception rooms
- Impressive new kitchen/dining room with AGA range cooker
- Three double bedrooms, two bathrooms
- Fantastic separate studio/office
- Established gardens down to the River Avon
- EPC Rating D
- Council Tax Band F (Wiltshire)



3



2



3



D

SUMMARY

21 St Mary Street is a beautiful detached Grade II listed period cottage in a stunning location on the banks of the River Avon in historic "Old Chippenham".

Based within a conservation area on one of the area's finest streets, the property has been refurbished to an exceptional standard throughout. The riverside location is superb.

This would be an ideal home for a professional couple or family and is available unfurnished from June on a long-term let.

DESCRIPTION

The ground floor accommodation comprises a welcoming entrance hall which opens out to a sitting room complete with exposed beams, a stunning stone floor and woodburning stove. This leads through to a second living room with an exposed brick fireplace, a beautiful wooden floor and French doors out to the garden. The newly installed kitchen/dining room has shaker-style cabinets, a Belfast sink and an Aga range cooker. There is also a separate utility room and downstairs WC. The accommodation upstairs includes the master bedroom with en-suite shower room, and two further double bedrooms, all of which have built-in wardrobes. Finally, there is a beautiful family bathroom including a stunning bespoke copper bathtub with shower.

Just off the house is an impressive studio with a vaulted ceiling and double doors which lead out to the garden with views over the river. This would provide a great office or leisure space away from the main house.

To the front of the property is a driveway with ample parking for two cars. The stunning gardens are a mix of lawn, mature shrubs and trees, as well as a number of seating areas to enjoy the special views across the River Avon and across to Monkton Park. There is even a jetty for easy access to the river for a dip.

LOCATION

St Mary Street is often described as one of the finest streets in North Wiltshire, featuring a remarkable collection of Grade II listed Georgian and medieval townhouses. No. 21 is perfectly located down a quiet no-through road in a stunning position with lovely rear views on to the River Avon which flows at the bottom of the garden. Sitting within a conservation area and opposite Monkton Park, the property is surrounded by greenery. It also benefits from being a short walk away from the town centre, including the train station, Waitrose supermarket, high street shops, and leisure centre. Chippenham is a thriving market town which offers a comprehensive range of shopping and leisure amenities, many of which are within easy walking distance. There is also a great choice of highly-regarded primary and secondary schools in the town, as well as various sports clubs and cultural groups to suit all ages.

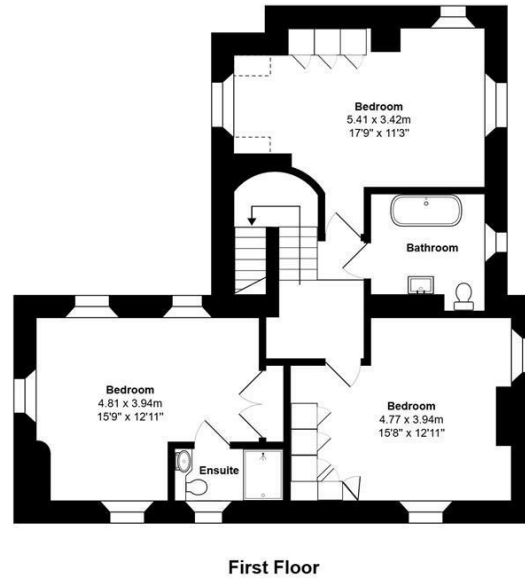
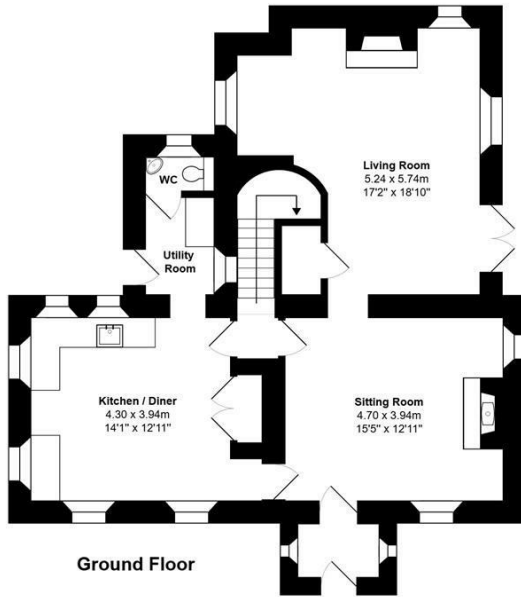
Chippenham has excellent communication links with access to the M4 motorway Junction 17 within 4 miles. The train station - just under 1 mile on foot through Monkton Park - is within 10-15 minutes walking distance to the property and has regular services to London Paddington (c.60 minutes) and other regional centres on the West Coast mainline including Bath (12 minutes), Bristol (25 minutes) and Swindon (15 minutes).





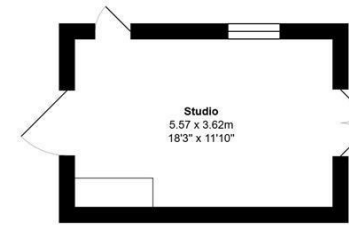
21 St Mary Street - rear garden view looking down the River Avon across to Monkton Park





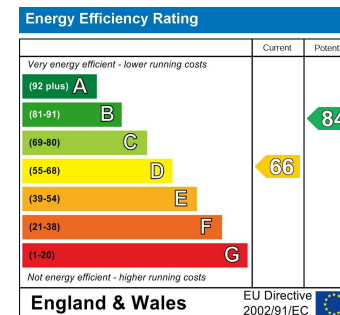
Total Area: 155.4 m² ... 1672 ft² (excluding studio)

All measurements are approximate and for display purposes only



REQUIRED INFORMATION

We understand the property has mains electricity, water, drainage and gas-fired central heating. Superfast broadband is available in this area; mobile coverage is classed as good outdoors and in-home – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, and other restrictions. The property has been impacted by flooding in the last 5 years.



DIRECTIONS

From the Bridge Centre Gyrotory head south onto Avenue La Fleche. Take the first left onto Gladstone Road, then left again onto Timber Street. Continue onto Market Place, following the road round to the left. Then turn right at the roundabout onto St Mary Street. Continue for half a mile then turn left into Common Slip. No. 21 is the last house on the left hand side.

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