

**Withymead Road, Marshfield, Chippenham, SN14**

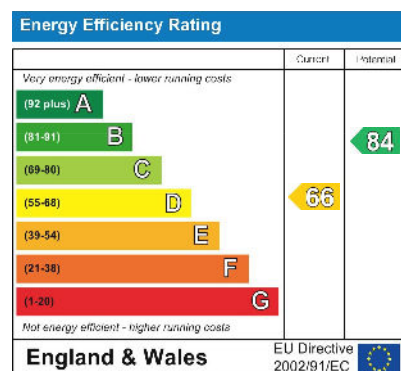
Approximate Area = 1122 sq ft / 104.2 sq m  
For identification only - Not to scale

FLOOR PLAN:



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Zest Sales and Lettings Ltd. REF: 1458887

EPC CHART:



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**VIEWING AND OFFER PROCEDURE:** If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

**MONEY LAUNDERING REGULATIONS** – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

**DISCLAIMER:** All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

**40, Withymead Road, Chippenham, SN14 8PB**

3 Bedroom House - Semi-Detached

Guide price  
**£425,000**

- An Immaculate Renovated Semi-Detached Family Home
- Three Bedrooms, Family Bathroom & Shower Room
- Offered To The Market With No Onward
- Open Plan, Light & Airy Living Accommodation
- Driveway Parking & Level Spacious Gardens
- Freehold, EPC Rating D, Council Tax Band B

**DETAILS**

A beautifully extended and renovated three bedroom semi detached family home offered to the market with No Onward Chain. The property boasts light and airy modern accommodation along with driveway parking and level gardens. As well as existing planning permission for a single storey side extension.





#### DESCRIPTION

Once inside, a welcoming hallway with stairs rising to the first floor leads you through to the heart of the home — a stunning open-plan kitchen, dining and living space. Thoughtfully designed, this bright and airy room benefits from natural light flowing in from both the front and rear, while offering lovely views over the rear garden. The kitchen is beautifully appointed with a range of wall and base units, complemented by a striking central island. Just off the kitchen is a practical utility room, providing space for white goods and access to the front of the property.

To the front of the ground floor is the first of two reception rooms, while the second, located at the rear, is currently used as a playroom. Also on this floor is a sleek shower room featuring a walk-in shower, vanity sink unit and W.C. A stunning parquet floor runs throughout the ground floor, adding warmth and character to the space.

The first floor offers three well-proportioned bedrooms, with the principal bedroom benefitting from access to a loft room currently used as a home office. The family bathroom is also located on this floor and features a white suite comprising a bath with handheld shower attachment, sink unit and W.C.

Externally, the property benefits from driveway parking to the front for up to four vehicles. To the rear is a generous, level garden, mainly laid to lawn and enclosed by fencing and an attractive Cotswold stone wall.

#### LOCATION

Marshfield is a picturesque village located on the southern edge of the Cotswolds, close to the border between Wiltshire and Gloucestershire. Known for its historic stone cottages, wide High Street, and surrounding rolling countryside, the village has retained much of its traditional English character. Marshfield has a strong sense of community, with local pubs, independent shops, and regular village events contributing to its welcoming atmosphere. Its location offers easy access to nearby cities such as Bath and Bristol, making it an attractive rural setting for both residents and visitors seeking a balance between countryside living and urban convenience.

Marshfield offers very good access to the M4 and is located approximately 10 miles away from Chippenham railway station, which gives you access to London Paddington within 1 hour and 14 minutes. The World Heritage City of Bath is just 6 miles away also giving you access to wider selection of schools.

