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Main Road, Christian Malford, SN15 4DG

01793 840 222 | alanhawkins.co.uk

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PROPERTY SALES & LETTINGS



- Charming Grade II Listed Country Residence
- c1 Acre Plot
- Heated Swimming Pool - Jacuzzi & Sauna
- Four Bathrooms/En-Suites
- Mains Water & Drainage

- Detached Self Contained Annex
- Detached Double Garage
- Over 3500sq ft Living Accommodation
- Four Reception Rooms & Conservatory
- No Onward Chain

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PROPERTY SALES & LETTINGS

Malford House, Main Road Christian Malford, SN15 4DG

£1,150,000

Malford House is a charming country residence with a rich history dating back to the 16th century. Over the years, this Tudor property has been thoughtfully extended creating over 3500sq ft of living accommodation whilst preserving its original character features offering modern comforts such as impressive inglenook fireplaces and exposed beams.

Situated within the grounds is a DETACHED self contained two double bedroom ANNEX, extensive gardens with an overall plot measuring just shy of 1 acre, ample driveway parking, detached double garage with sauna room, heated outdoor swimming pool and Jacuzzi.

The original part of the property which we believe dates back to around 1580, incorporates an entrance hallway with front entrance door, a spacious dual aspect living room featuring an impressive open inglenook fireplace with double doors leading into a large conservatory with views across the garden and swimming pool area.

There is a central formal dining room with cast iron wood burning stove leading through to the kitchen as well as a separate office/study, a ground floor bathroom and wc.

'The Old Bakery' room was added In the 17th century, which still retains the original inglenook fireplace with bread oven and is now utilised as a cosy snug.

A further extension was added in the 19th century providing a spacious dual-aspect kitchen/breakfast room with Aga included, vaulted ceiling, a separate utility room and a freezer room for added

convenience. Completing the ground floor layout is a side porch off the kitchen and a useful rear lobby/boot room.

The first-floor accommodation includes a primary bedroom with an en-suite shower room and stunning triple-aspect views over the gardens and beyond. A second generous double bedroom also offers a triple-aspect outlook with far reaching views complemented by bedroom five, single bedroom or hobby room, along with a well-appointed shower room.

The second floor features two additional double bedrooms and a family bathroom.

The annex is a wonderful addition to this home, perfect for multi generational living or, ideal for additional income with previous revenue as an Airbnb generating around £16,000 a year. This detached two-bedroom cottage is independent from the main house and includes a cosy sitting room with space for a dining table, fitted kitchen, a shared bathroom and two double bedrooms.

The property is complemented by well-maintained grounds, featuring a heated swimming pool set in a secluded and private location with an additional sunken jacuzzi to the side and a sauna room off the back off the garage for ultimate relaxation.

All in all, a superior property on offer with NO ONWARD CHAIN. Contact Alan Hawkins Property Sales today for more information or to arrange a viewing.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire

Tax Band H For information on tax banding and rates, please call Wiltshire

Tenure

Freehold

Electric - Mains

Waste Water - Mains

Water - Mains

Heating - Oil

Internet - Hyperfast 900 Fibre Broadband Available

Energy Efficiency Rating (England & Wales)

| Energy Efficiency Rating | | |
|---------------------------------------------|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 34 | 52 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |







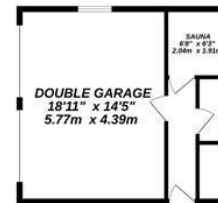
ANNEX
700 sq ft. (65.0 sq.m.) approx.



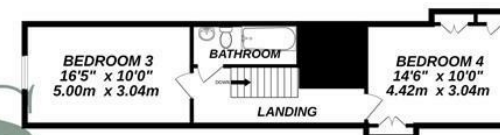
GROUND FLOOR
1637 sq ft. (152.1 sq.m.) approx.



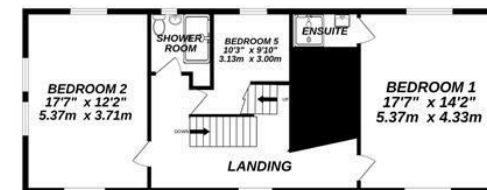
GARAGE
391 sq ft. (36.3 sq.m.) approx.



2ND FLOOR
453 sq ft. (42.1 sq.m.) approx.



1ST FLOOR
766 sq ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 3947 sq.ft. (366.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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