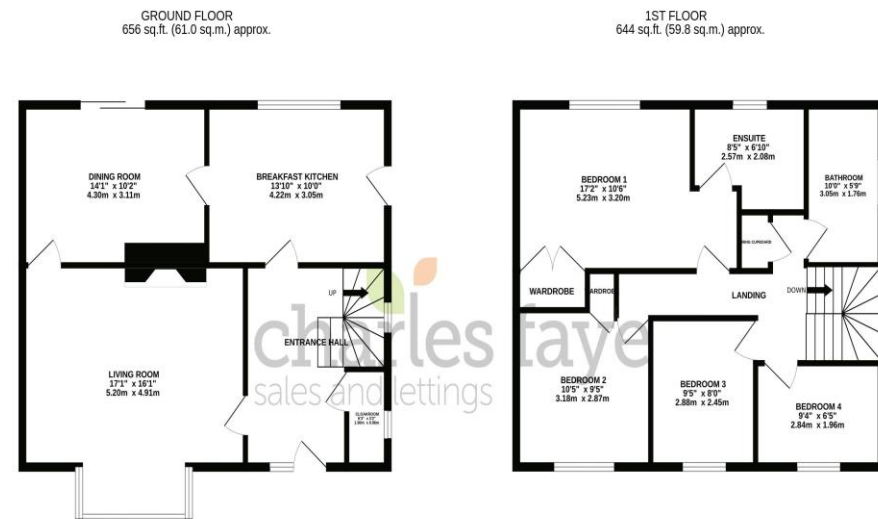


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and then turn right at the roundabout on to Oxford Road. Go straight across at the next roundabout and then straight across at the next two roundabout's heading towards Lyneham. Follow this road along and as you approach the village of Hilmarton turn right into Compton Road, follow the road around to the right and then to the left and take the next turning on the left into Poynder Place. The property can be found a short distance along on the left hand side.



TOTAL FLOOR AREA: 1300 sq.ft. (120.8 sq.m.) approx.
Made with Metreage G2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Charles Faye is the trading name of Lifestyle Options Limited. Company registration number 07448943.



VIEW ONLINE



CHARLES FAYE

Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

We are delighted to be the only estate in the Calne area to be awarded exclusive membership of The Guild of Professional Estate Agents, providing us access to a network of other like-minded estate agents who are all committed to improving and enhancing the service and public perception of estate agencies across the UK.

Membership is contingent upon on-going good reputation and customer service and is reviewed annually to ensure we meet the strict criteria as detailed in The Guild's Code of Conduct.

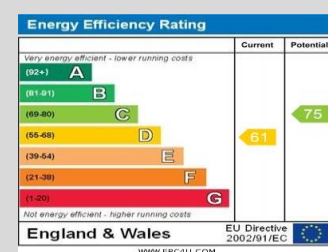
FINANCIAL ADVICE

Free independent financial advice is available. Please call us for more information.

COUNCIL TAX BAND

The council tax band for this property is band E

PROPERTY RATING



Charles Faye Estate Agents

25 High Street

Calne

Wiltshire

SN11 0BS

01249 822555

sales@charlesfaye.co.uk

lettings@charlesfaye.co.uk

www.charlesfaye.co.uk



11a Poynder Place
Hilmarton, SN11 8SQ

Guide Price £440,000

'People & property are always at the heart of whatever we do'

charles faye
 sales and lettings

11a Poynder Place, Hilmarton

CHAIN FREE! Updated throughout to include a re-fitted breakfast kitchen, family bathroom and en-suite shower room. The property also benefits from being freshly painted throughout, newly laid carpets and some landscaping of the rear garden. This spacious four bedroom home is nestled within a charming village setting, offering an idyllic retreat. Boasting two reception rooms, this home offers versatile living spaces ideal for both relaxation and entertaining. Convenience is paramount with the inclusion of a guest cloakroom, ensuring practicality for everyday living. The master bedroom features an en-suite, providing added comfort and privacy. Outside, ample parking space is available, catering effortlessly to the needs of modern living. With the added benefit of being chain-free, this property presents a rare chance to purchase your dream home in a picturesque village location.

- Village Location
- Updated Throughout
- Refitted Kitchen Breakfast Room
- Refitted En-Suite And Bathroom
- Four Bedroom Detached Property
- New Flooring
- Two Reception Rooms
- Enclosed Rear Garden

PROPERTY FRONT

Block paved driveway leading to upvc entrance door with canopy porch over.

ENTRANCE HALLWAY 12' 11" x 7' 1" (3.93m x 2.16m)

Upvc double glazed panel to front, stairs rising to first floor, doors to breakfast kitchen, living room, guest cloakroom, under stairs storage cupboard, radiator, telephone point, underfloor heating.

GUEST CLOAKROOM 6' 3" x 3' 2" (1.90m x 0.96m)

Upvc double glazed window to side, fitted white suite comprising vanity wash hand basin, close coupled w.c., underfloor heating.

LIVING ROOM 17' 1" x 16' 1" (5.20m x 4.90m) into bay

Upvc double glazed bay window to front, fireplace with wood burning stove, television point, door to dining room, underfloor heating.



DINING ROOM 14' 1" x 10' 2" (4.29m x 3.10m)

Upvc double glazed sliding patio doors to rear garden, vinyl flooring, door to breakfast kitchen, underfloor heating.

BREAKFAST KITCHEN 13' 10" x 10' 0" (4.21m x 3.05m)

Upvc double glazed window to rear, refitted modern wall and base cabinets with quartz work surface over, inset stainless steel sink unit, up stands, integrated oven, four ring electric hob, extractor hood over, dishwasher, washing machine, space for fridge freezer, recessed spot lights, floor mounted oil fired boiler, vinyl flooring, upvc double glazed door to side, underfloor heating.

FIRST FLOOR ACCOMMODATION

LANDING

Upvc double glazed window to side, loft access, recessed spot lights, doors to all bedrooms and bathroom, airing cupboard.



BEDROOM ONE 13' 6" x 10' 6" (4.11m x 3.20m)

Upvc double glazed window to rear, built in double wardrobe, radiator, door to en-suite.

EN-SUITE 8' 5" x 6' 10" (2.56m x 2.08m)

Upvc double glazed window to rear, refitted modern suite to include close coupled w.c., pedestal wash hand basin, tiled surrounds, fully tiled double shower cubicle, ladder style radiator, vinyl flooring.

BEDROOM TWO 10' 5" x 9' 5" (3.17m x 2.87m)

Upvc double glazed window to front, built in single wardrobe, radiator.

BEDROOM THREE 9' 5" x 8' 0" (2.87m x 2.44m)

Upvc double glazed window to front, radiator.



BEDROOM FOUR 9' 4" x 6' 5" (2.84m x 1.95m)

Upvc double glazed window to front, radiator.

FAMILY BATHROOM 10' 0" x 5' 9" (3.05m x 1.75m)

Upvc double glazed window to side, modern refitted suite to include close coupled w.c., pedestal wash hand basin, panelled bath, tiled surrounds, recessed spotlights, ladder style radiator, vinyl flooring.

EXTERNALLY

FRONT GARDEN

Laid to lawn, with low brick wall and mature hedging.

DRIVEWAY PARKING

Block paved driveway providing parking for several vehicles.

REAR GARDEN

Laid to lawn, enclosed with fence panels, gravel area to side, wooden shed, gated access to front, oil tank to side of house.

