



### **3 The Hawthorns, Christian Malford, Chippenham, SN15 4BG**

**£650,000**

Located in the ever popular and sought after village of Christian Malford, in a peaceful cul de sac and set on a circa 0.25 acre plot backing onto fields and open countryside. This detached family four bedroom home also features a one bedroom self-contained 'granny' annexe which offers separate accommodation for a dependant family member or home office/business (subject to change of use). Whilst the property would benefit from updating, one of the standout features of this home is its potential for extending both outwards and/or upwards into the 'cut' roofs of the main house, annexe and double garage (subject to planning). The property is offered with vacant possession and with NO ONWARD CHAIN. A viewing of this home is required to fully appreciate the potential on offer.

## Christian Malford

Christian Malford is located south of the M4 motorway less than four miles from Junction 17 and less than 6 miles from Chippenham with its mainline train serving London Paddington and Bristol. The village itself offers a Local Shop with a Post Office, Pub, 13th Century Church, Recreation Ground with pavilion and a well regarded Primary School. The village also supports a number of Organisations and Clubs.

### 3 The Hawthorns

This detached family home offers four bedrooms - three doubles and one single, family bathroom with bath and ensuite with shower to the master bedroom, large hall, cloakroom, dual aspect living room with door into the annexe, kitchen/diner with an Aga (currently turned off), generous utility room with Belfast sink, integral double garage with power and loft storage and driveway parking for 2+ cars. The house has double glazed windows throughout from which expansive views of the countryside can be seen from the rear and village views to the front and side. The 'cut' roofs of the main house and double garage offer 7'+ head height and scope for extending. The annexe roof is accessed off the master bedroom and offers further extending potential.

The house was built with solid internal walls on both the ground and first floors, some updating/modernising would be recommended which would then afford the opportunity to put your own stamp on the property and "add value". This home has been occupied by one family (plus Gran) since it was built with the original plans available.

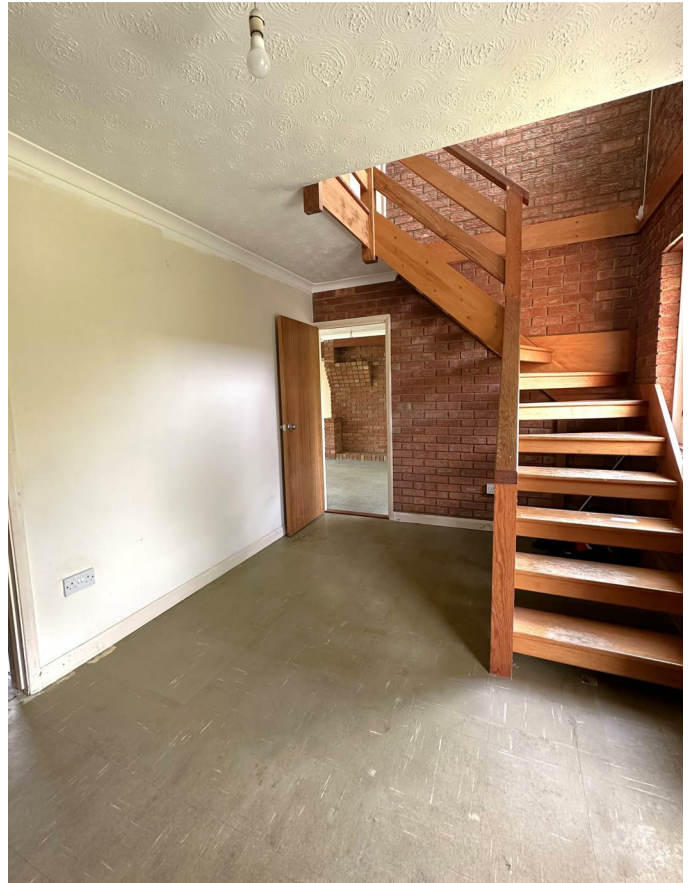
### Driveway from road



### Front Garden



### Entrance Hall 11'10" x 9'01" (3.61m x 2.77m)

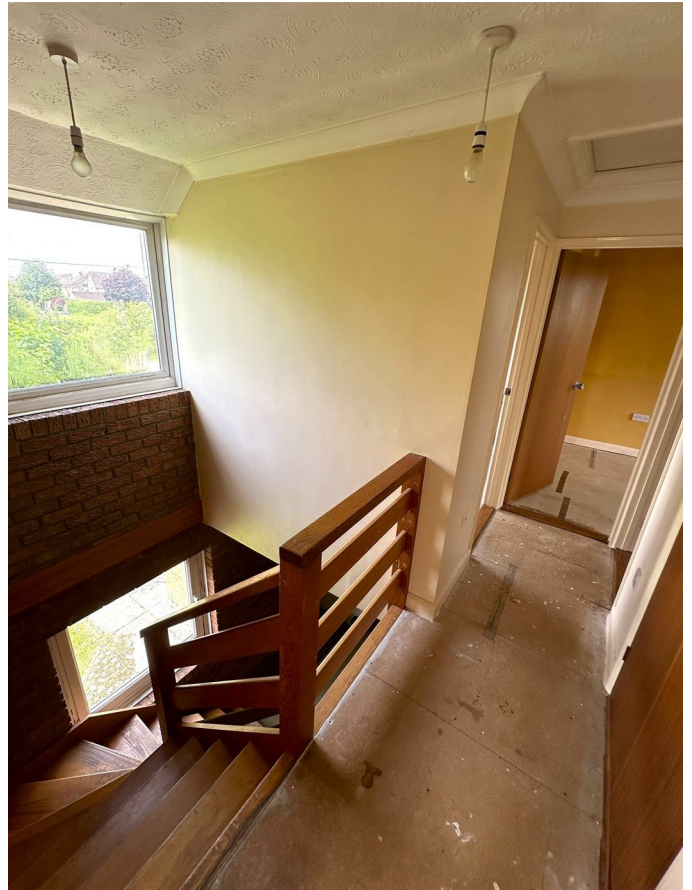


### Cloakroom 6'01" x 5'05" (1.85m x 1.65m)

**Lounge 20'02" x 11'01" (6.15m x 3.38m)**



**Landing**



**Kitchen/Dining Room 18'03" x 10'08" (5.56m x 3.25m)**

**Dining Room**



**View From Master Bedroom**



**Kitchen**



**Utility Room 10'10" x 7'11" (3.30m x 2.41m)**

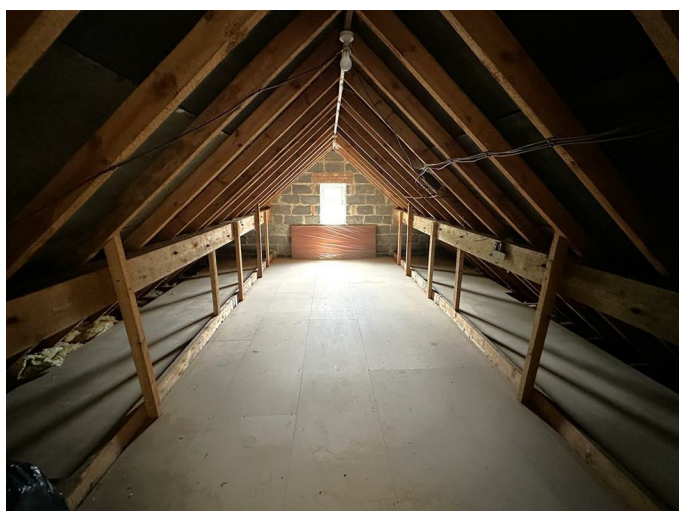
**Master Bedroom 11'01" x 10'08" (3.38m x 3.25m)**



**Bedroom Three 13'08" x 7'04" (4.17m x 2.24m)**



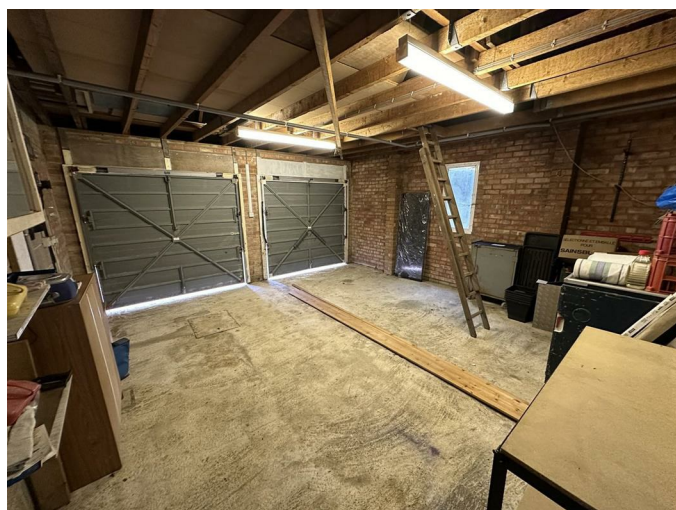
**Annexe Loft Space**



**Bedroom Four 12'03" x 6'03" (3.73m x 1.91m)**

**Bathroom 10'08" x 4'09" (3.25m x 1.45m)**

**Double Garage 18'09" x 17'02" (5.72m x 5.23m)**



**En suite 7'08" x 5'04" (2.34m x 1.63m)**

**Bedroom Two 11'02" x 9'02" (3.40m x 2.79m)**



## One Bedroom 'Granny' Annexe

To the side of the main house is the self-contained one bedroom 'granny' annexe which was built at the same time as the main home. The annexe can be accessed by the front patio doors or separate back door and comprises of a hall, living/kitchen/diner, bedroom and bathroom and offers separate accommodation for a dependant family member or home office/business (subject to change of use).

### Entrance Hall

### Living Area 20'03" x 10'08 (6.17m x 3.25m)



### Kitchen



### Bedroom 9'01" x 9' (2.77m x 2.74m)



### Bathroom 7'08" x 5'04" (2.34m x 1.63m)



### Annexe Garden



## Gardens

Off the gravel double driveway lies an extensive garden which wraps around three sides of the house, a generous patio can be found to the rear with the entire plot being circa 0.25 acre. The front and rear gardens are laid to lawn with fruit trees and shrubs. This garden offers the space for an outwards extension (subject to planning) as well as a large vegetable plot. The property boundary is an established hawthorn hedge and to the rear the garden backs onto open farmland, fields and countryside.



## Council Tax

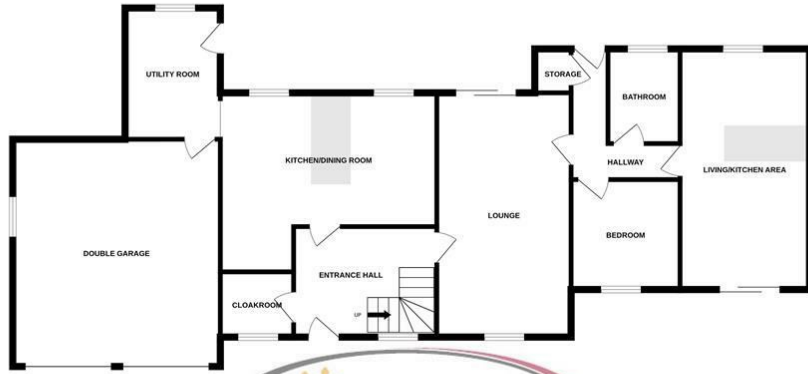
We are advised by the .Gov website that the property is band F.

## Tenure

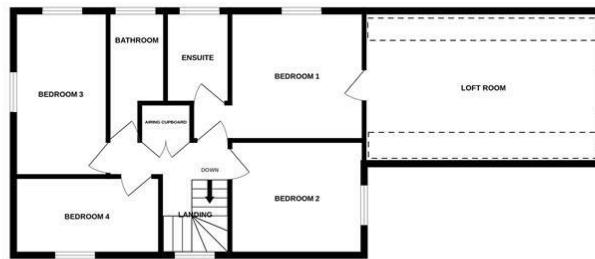
We are advised by the .Gov website that the property is Freehold.

# Floor Plan

GROUND FLOOR  
1396 sq.ft. (129.7 sq.m.) approx.



1ST FLOOR  
834 sq.ft. (77.5 sq.m.) approx.



5 BEDROOM DETACHED HOUSE

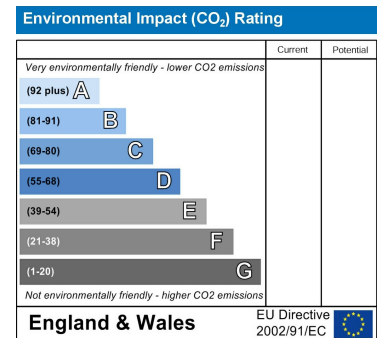
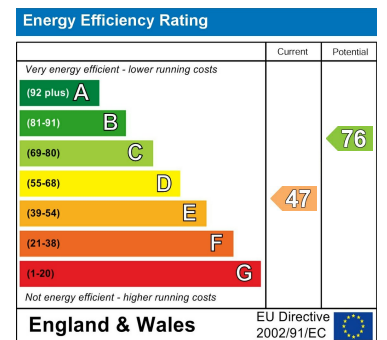
TOTAL FLOOR AREA : 2231 sq.ft. (207.2 sq.m.) approx.

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 is given as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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