



8, Old Farm Close, Hullavington

Price Guide £425,000

An attractive cottage-style home (1042 sq ft) built in 2016, situated in the heart of this popular village.

3 bedrooms, 2 bath/shower rooms - one en suite. Porch, hall, cloakroom, sitting room, well equipped kitchen/dining room.

Driveway parking for 2 cars.



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The Property

Built to a high standard by Coln Residential in 2016. This excellent semi-detached home has high levels of thermal insulation complemented by double glazed windows, and a Daikin air source heat pump for central heating and hot water. The property is immaculately presented, both inside and out, and carries the balance of a 10 year Premier warranty.

The Accommodation

Canopy porch with front door leading to the reception hall. Staircase off to first floor, with bespoke cupboards/drawers beneath, and on the right is a cloakroom. Opposite is the sitting room, while at the rear is the good sized kitchen/diner room, with double doors into the garden. The kitchen is well equipped with Neff appliances including a fridge, freezer, double oven with extractor over, a dishwasher and washing machine. A water softener has also been installed. On the first floor landing, the airing cupboard houses the pressurised hot water cylinder. There is also access to the part boarded loft with a ladder and light. The master bedroom has fitted wardrobes and an ensuite shower. There is a good sized second bedroom, with built in wardrobes with dressing table, a third single bedroom, and a family bathroom with shower over the bath.

Outside

The front garden has a stone boundary wall and mature shrubs. The rear garden has a mellow Cotswold stone wall to the boundary and has been paved for ease of maintenance, with raised borders, well stocked with flowers and shrubs. A gate to the side leads to the driveway, providing parking for two cars.

General

Mains water, electricity and drainage are connected. Air source heat pump. Council Tax Band D - £2,205.04 payable for 2024/25. EPC rating: Band B - 83. The full report is available online, or paper copy on request.

Location

This historic and popular village sits on the edge of the Cotswolds in an area of great natural beauty. It has a flourishing and welcoming community that offers good amenities including a 12th century church, primary school, pre-schools, play area, well stocked village store with post office, garage, mobile hairdresser, beautician and village hall. This thriving village offers a host of lively societies and clubs providing entertainment and social events for all ages. The school provision is excellent, including a primary school with outstanding features and international status, two pre-schools and access to locally provided wrap-around care. Hullavington also has good bus links to a number of excellent secondary schools at both Malmesbury and Chippenham.

More comprehensive amenities can be found in the market towns of Chippenham (7 miles) to the south or Malmesbury (5 miles) to the north. Fast trains operate from Chippenham to London Paddington in approximately one and a quarter hours, whilst convenient access to the M4 motorway junction 17 (3 miles south) provides fast access to Bath, Bristol, Reading and Swindon.

Directions

From Malmesbury head south towards Chippenham on the A429. Continue through Corston and take the right hand turning to Hullavington. Turn left into the The Street and immediately before the bus shelter, turn left into Watts Lane, and then first right in Old Farm Close.

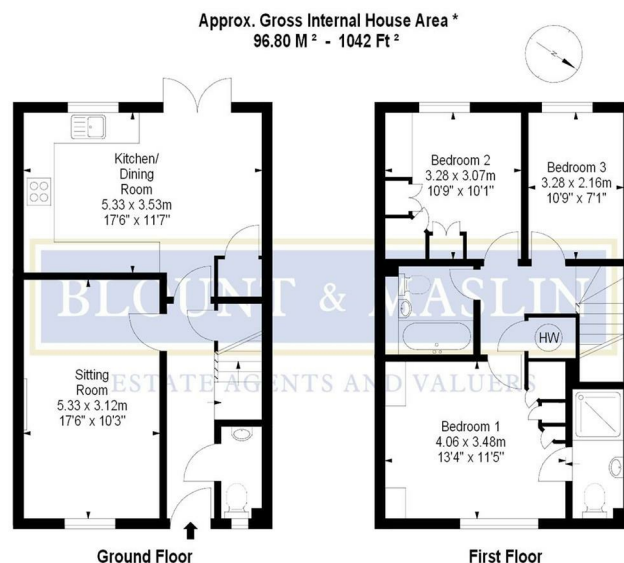


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice