

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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2 Swallett Farm Cottage, Christian Malford Price Guide £495,000

A refurbished semi-detached property (1066 sq ft), on the edge of the village, surrounded by farmland.

3 bedrooms, 2 bath/shower rooms, 2 reception rooms, kitchen. Large wooden outbuilding with power and light. Enclosed garden enjoying a southerly aspect, ample driveway parking.



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2 Swallett Farm Cottage, Christian Malford

The Property

This former farm workers' cottage is thought to have been built in the 1950s and has rendered elevations beneath a tile covered roof. The current owners have refurbished the property throughout, to a very high standard. Improvements include the installation of an air source heat pump with underfloor heating to both ground and first floor. The kitchen has wooden free standing units with granite worksurfaces, central island and porcelain floor tiles. A log burner has been fitted in the sitting room and engineered oak flooring has been laid, running through the rear hallway and into the dining room. The shower room and bathroom are both fully tiled and fitted with quality sanitary ware. The windows and doors have all been replaced with UPVC double glazed units.

Outside

To the front of the property there is ample parking and turning space. There is a greenhouse to the side, with raised vegetable beds. Gated access leads to the rear garden which is chiefly lawned and enjoys a southerly aspect. There is a large wooden outbuilding (divided into two, both 16' x 16'), with power and light. This has further potential for studio, annex, home office/gym etc.

General

Mains water and electricity are connected. An air source heat pump provides central heating (underfloor wet system) and hot water. Council Tax band: C - £1,975.74 (2024/25). EPC rating D 64.

Local Authority

Wiltshire Council Offices, Monkton Park, Chippenham, Wilts, SN15 1ER. Tel: 01249 706111, www.wiltshire.gov.uk

Location

Christian Malford is mentioned in the Domesday book and has a 13th Century Church, primary school and a village shop with Post Office. There is also a village hall and recreation area, together with a number of good eating pubs within a ten mile radius. Malmesbury and Chippenham cater for everyday shopping requirements, with the latter also providing trains to Paddington in around 75 minutes.

Directions to SN15 4DB

From Malmesbury proceed south on the A429 through Corston to M4 junction 17. Here take the second exit signposted Sutton Benger B4122 and at the T junction bear left onto the B4069. Proceed through Sutton Benger and into Christian Malford. Stay on the main road heading east, past the Foxham turning and after about a further half a mile the property is on your right, opposite the "Swallett Lodge" sign.

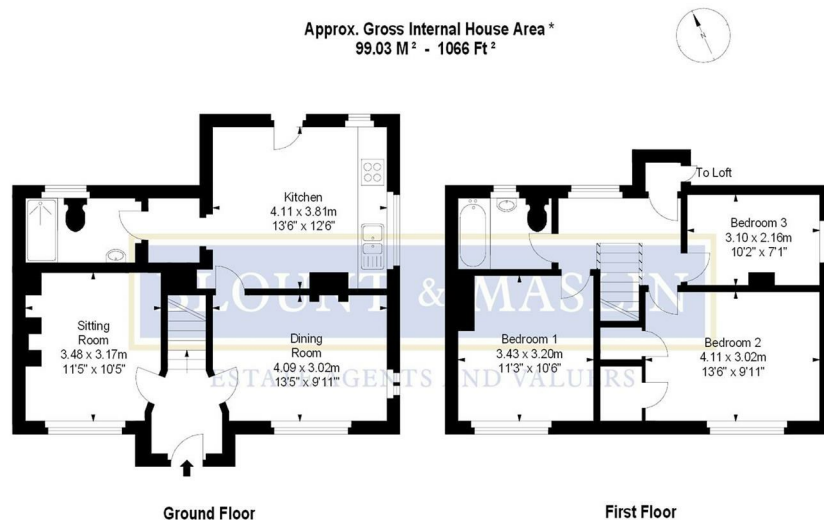


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice

While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.