

BLOUNT & MASLIN

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4, Malford Farm Court, Christian Malford Price Guide £850,000

Arguably the best plot of six, this traditionally designed home (1801sq ft), lies on the edge of this popular village. Enviably EPC rating: A - 96.

3 double bedrooms, 3 bath/shower rooms - 2 en suite, plus two first floor studies. Hall, cloakroom, sitting room, snug, large kitchen/dining/family room, utility room. Large double garage (414 sq ft), driveway parking, wrap around gardens, country aspect.



4 Malford Farm Court, Christian Malford

The Property

Nearing completion by locally based B2 Building Services Limited, plot 4 occupies the largest site on the development. Four of the properties are occupied and the last remaining unit is under construction so all building works are expected to be completed by mid 2025. With elevations of natural stone and fibre cladding, beneath a slate covered roof with solar panels, the house features anthracite aluminum double glazed windows. These high specification homes meet the latest energy efficiency standards and their traditional design is in keeping with the rural surroundings.

The Accommodation

Plot 4 has a large open porch, with oak posts on saddle stones. The front door leads to a hall with staircase off. On the right is the living room with a log burning stove. On the left is a snug, while at the rear is a large dual aspect kitchen/dining/family room with 5 bi-fold doors into the garden. Leading off is a utility room and cloakroom. On the first floor is a large landing with access to the loft space which has attic trusses, ideal for conversion if required. There are three double bedrooms, two with en suites, a family bathroom and two studies. There is a Juliet balcony in the main bedroom to maximise the countryside view to the rear.

Outside

At the side and rear is an enclosed garden, with a country aspect. There is driveway parking adjacent to the:

Double Garage

20'9" by 19'9" (6.35m by 6.03m)

Two sets of double doors to front plus side door. Power and light, eaves storage space.

General

Mains water and electricity are connected. Private drainage system linking to the mains. Air source heat pump for central heating and hot water. There are photo voltaic panels on the south facing front roof. The road is private and there will be a residents' management company. An insurance backed Chartered Surveyor's Certificate will cover structural defects. Council Tax Band - to be assessed. EPC rating A - 96.

Location

Christian Malford is mentioned in the Domesday book and has a 13th Century Church, primary school, public house and a village shop with Post Office. There is also a village hall, recreation ground and a 12 acre community wildlife meadow. There are a number of good eating pubs within a ten mile radius, while Malmesbury and Chippenham cater for everyday shopping requirements, with the latter also providing trains to Paddington in just over an hour, and Bath Spa in 15 minutes.

Directions to SN15 4FJ

From Chippenham head east on the B4069 passing through Sutton Benger and into Christian Malford. The site is on your left hand side, set back from the road, and denoted by our 'For Sale' board.

