

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 4 Follyfield,

## Price Guide £715,000

An excellent family home (2396 sq ft) in a quiet semi-rural location, with a large wraparound garden extending to about a quarter of an acre.

4 double bedrooms, bathroom and en suite shower. Hall, sitting room, dining room, conservatory, breakfast room, kitchen, utility and wet room. South-facing rear garden, double garage, ample driveway parking.



# 4 Follyfield,

## The Property

Built in the 1970's and subsequently extended, this excellent family home has been in the same ownership for the last 15 years. It has been well maintained and recent improvements include a new conservatory, simplification of the garden, plus replacement and relocation of the oil fired boiler to the garage, which would now enable the kitchen and breakfast room to be knocked into one if required. The wrap around gardens are a particular feature and extend to about quarter of an acre. The accommodation is very light and airy, with the majority of the living accommodation enjoying south facing windows onto the rear garden.

## The Accommodation

Large stone built porch with two archways. Wooden front door leading into the hall with the stairs off and a wet room on the left. On the right is the sitting room which has a stone fireplace fitted with a log burning stove. The room is light and airy enjoying a triple aspect including sliding doors into the conservatory, which has double doors into the garden. Folding doors from the sitting room, plus a door from the hall, lead to the dining room. Next door the breakfast room has double doors into the garden, and a useful shelved cupboard. A door continues to the kitchen, with a range of wall and base cupboards with wood effect work surfaces. The adjoining utility room has space for two under-counter appliances and an internal door to the garage. On the half landing there is a feature stone mullion window with lead lights and secondary glazing. The main landing has a further window and the main airing cupboard with a hot water tank supplying the family bathroom. The main bedroom enjoys a triple aspect and a triple wardrobe plus a vanity basin. In the entrance to the room is a further double wardrobe plus a second airing cupboard with a tank supplying the en suite shower room. Bedrooms three and four both overlook the rear garden with the former having a built-in wardrobe and a shelved cupboard. At the far end bedroom two is again triple aspect with two sets of built-in wardrobes. Next door is the family bathroom with a shower over the bath.

## Outside

The gated entrance leads to an extensive block-paved drive in front of the garage and continuing around to the right hand side providing parking for numerous vehicles. The gardens are now mainly laid to lawn and wrap around three sides of the house. There are surrounding mature hedges and gates either side of the house making the garden dog proof. There are two paved seating areas, two sheds and a log store. External power supply and taps both sides of the house.

## Double Garage

Electric shutter door, power and light. Fitted cupboards and eaves storage space. Internal door to the utility room.

## General

Mains water, electricity and drainage are connected. The oil fired boiler supplies central heating and hot water. Council Tax band F - £3,168.19 payable for 2024/25. EPC rating E.

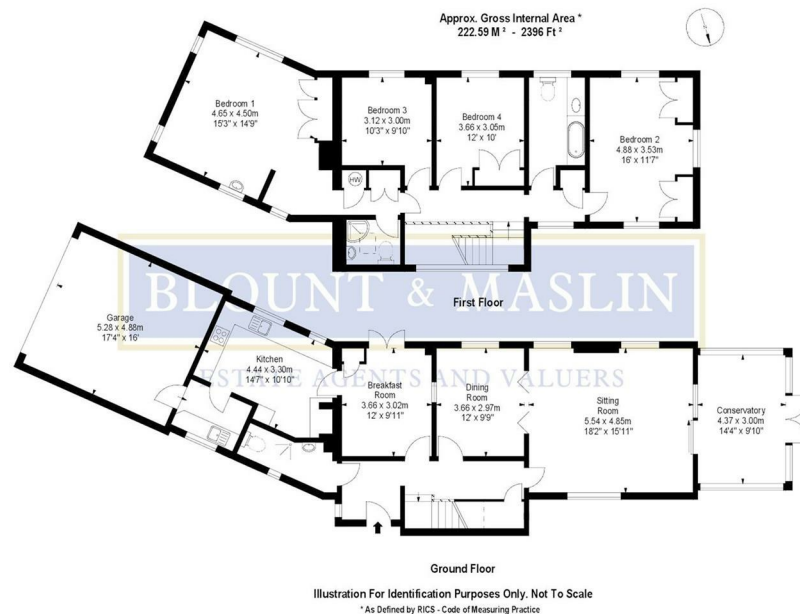
AGENTS NOTE: A small section of the far end of the garden is leased from SSE, at a cost of £50 per annum.

## Location

The hamlet of Hankerton is a quiet settlement roughly midway between the villages of Crudwell and Charlton. There is a good selection of shops and cultural activities in the historic old market town of Malmesbury, five miles south-west, while there is a wider range of amenities seven miles to the north in the lovely Cotswold town of Cirencester. The proximity of the M4 motorway provides excellent communications to Swindon, Bristol and Bath and there is a mainline train service from Kemble, about 6 miles distant.

## Directions to SN16 9LA

From Malmesbury proceed north to Crudwell on the A429. On reaching Crudwell take the first right signposted Hankerton. Proceed through Murcott and on to Hankerton. Proceed around the sharp right hand bend and after about a mile take the left turn into Follyfield. Bear first left, and number 4 can be found a short distance along on the left hand side.



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.