

Old Church Farm

Hankerton, Malmesbury, Wiltshire



A beautifully presented five/six bedroom edge of a village house with a garden, country outlook and versatile detached garage.

Malmesbury 4 miles | Kemble Station (from Paddington 70 minutes) 5 miles| Tetbury 6 miles | Cirencester 8 miles.
(All distances and times are approximate)



Summary of accommodation

Main House

Ground Floor: Hall | Kitchen/breakfast room | Dining room | Sitting room | Family room | Study | Sun room
Utility/boot room| WC

First Floor: Principal bedroom with en suite and dressing room | Bedroom with en suite shower room
Two further bedrooms | Family bathroom

Second Floor: Bedroom | Study/bedroom 6 | Shower room

Garden and Grounds

Double garage | Gardens

In all about 0.38 acre



Situation

(Distances and times are approximate)

Hankerton is a small but friendly village with a great community. The church dates to the 12th Century.



Malmesbury for everyday needs. Waitrose and Aldi and busy high street. Nearly by Tetbury and Cirencester. Local centres within daily reach include Bath, Bristol, Cheltenham, Oxford, and Swindon.



M4 Jct 16 11 miles and Jct 17 about 10 miles.



Kemble Station -8 miles London Paddington from 70 mins. Swindon Station, Paddington from 50 mins and Chippenham for bath, Bristol and Paddington too.



Crudwell, Oaksey and Charlton Primary Schools, Malmesbury secondary and private schools such as Westonbirt and Beaudesert.



Polo at Cirencester and Westonbirt, Hunting with VWH hounds, racing at Cheltenham and Newbury.



Cotswold Water Park



The Property

Old Church Farm house is a striking home with well-proportioned accommodation over three floors. The house was built approximately 20 years ago and has been well-maintained by the current and original owners. The accommodation flows well, most rooms overlook the gardens, and the house is ideal for a family and entertaining. Despite its relatively young age, the property has a great feel and charm.

The central reception hall links all the main reception rooms. With excellent reception room space, there is room for playrooms, media rooms, and even a downstairs bedroom.

The bedroom accommodation is over two floors. The principal bedroom suite has a dressing room, and on the second floor is a second study that could easily become bedroom six or teenagers' games room.



Outside

Approached on a no-through lane, automated gates open to a spacious parking area in front of the double garage. A private lawn to the rear of the house has a fine English Oak tree and outlook over a neighbouring paddock. To the side of the house is an area for a washing line, garden waste, and well-stocked flower beds around the drive.

In all, about 0.38 acre.

Property Information

Tenure: Freehold

Services: Mains water, electricity and drainage

Local Authority: Wiltshire Council

Council Tax: Band G

EPC: D

Guide Price: £1,250,000

Directions: Please note the property is the first property on the left on Old Farm Close. It is not Church Lane.

Postcode: SN16 9LF

What3Words: ///next.hamsters.pushover

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP. 01285 659771.

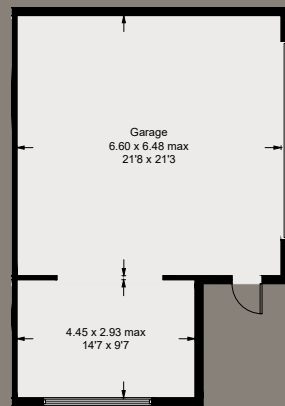
Approximate Gross Internal Floor Area

Main House: 346.3 sq m / 3,727 sq ft

Garage: 56.5 sq m / 608 sq ft

Total: 402.8 sq m / 4,335 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



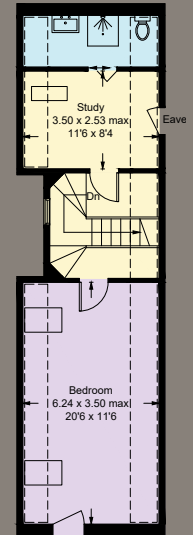
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second Floor

[Dashed line symbol] = Reduced headroom below 1.5m / 5'0"



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2025. Photographs and videos dated April 2025.

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