

# 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)

Hawerton 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 bus high street. Nearly by Tetbury and Cirencester. Local centres within a mile which include Bath, Bristol, Cheltenham, Oxford, and Swindon.



M4 just 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 from bath, Bristol and Paddington to.



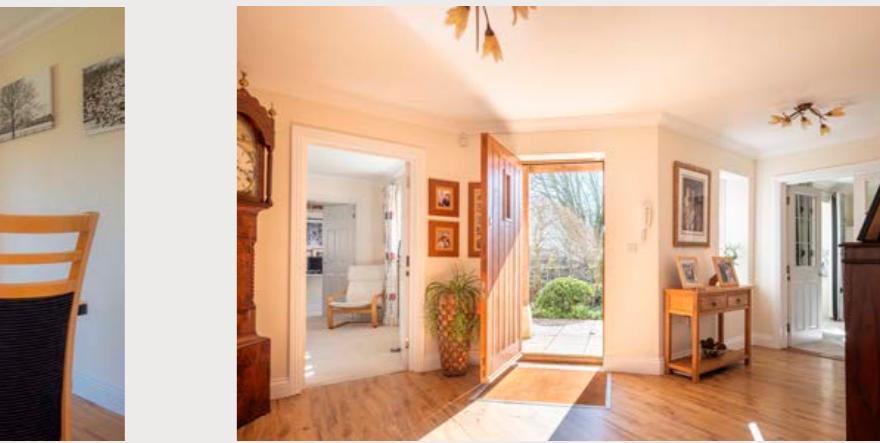
Crudwell, Cheltenham and Cheltenham Primary Schools, Malmesbury secondary and private schools such as Westboro and Bede's.



Places at Cirencester and Westboro, Hunting with Whitsunday racing at Cheltenham and Newbury.



Cotswold Water Park



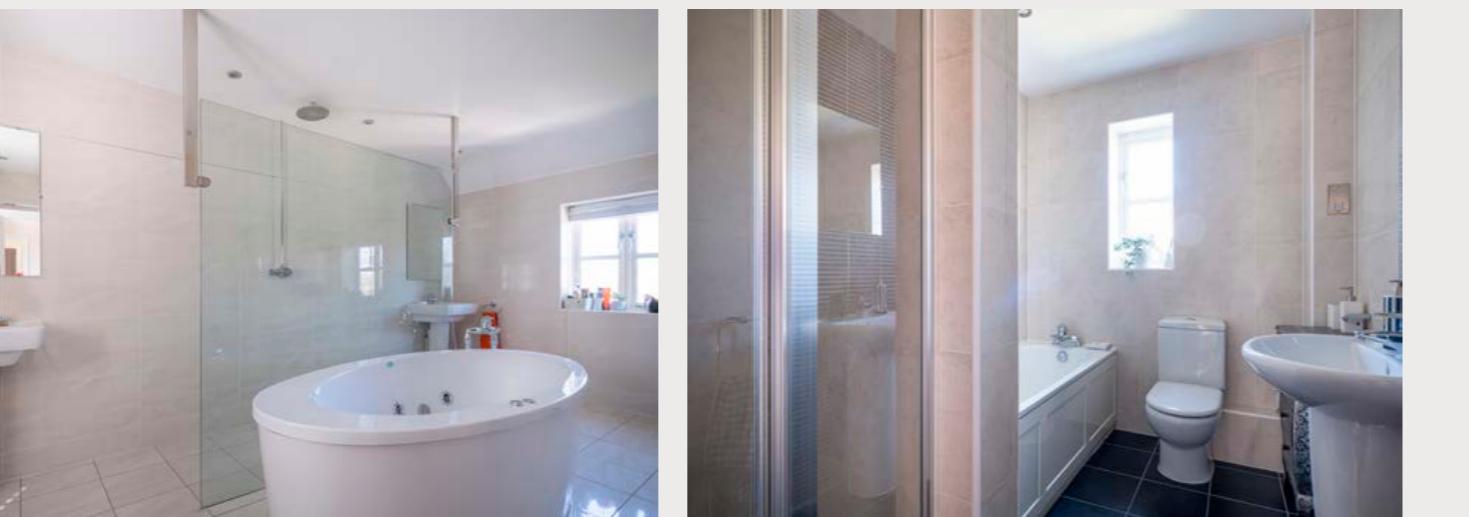
## The Property

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, with rooms overlooking the gardens, and the house is ideal for a family and entertaining. Despite its relatively young age, the property has a great deal of 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 a bedroom six or teenagers' games room.



## Outside

Approached on no-through lane, a u-shaped gate opens 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.

Land, 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:** £1,195,000

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

**Postcode:** SN6 9EF

**What3words:** //next.hansters.pushover

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP. 01285 655711.

Approximate Gross Internal Floor Area

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

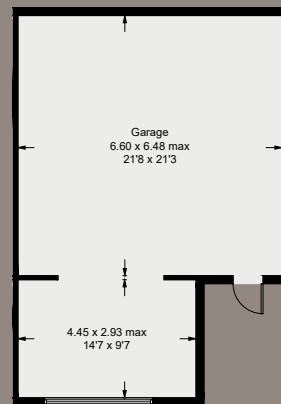
Garage: 56.5 sq m / 608 sq ft

Total: 402.8 sq m / 4,335 sq ft

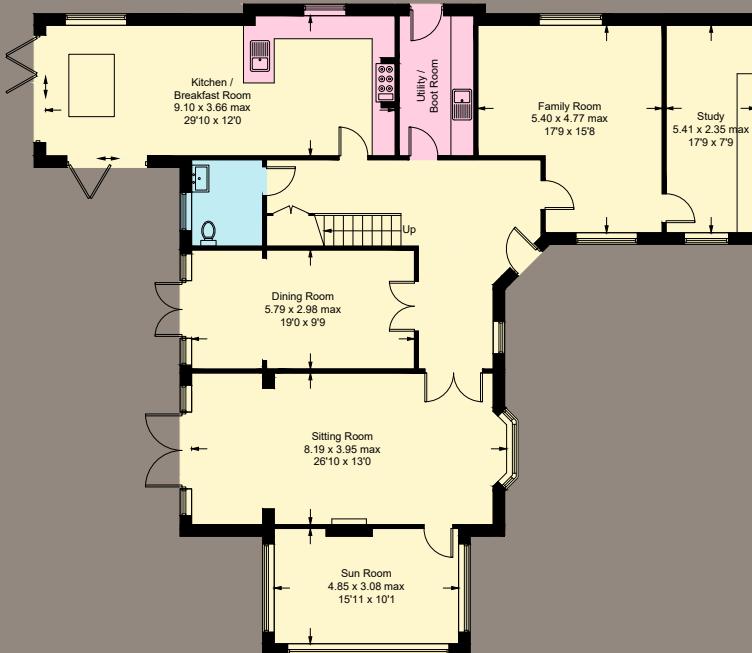


[ ] = Reduced headroom below 1.5m / 5'0"

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.



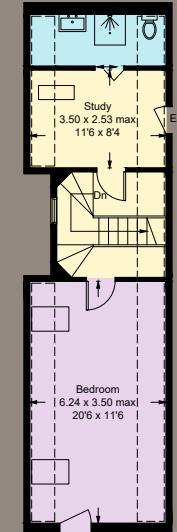
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second Floor

**Knight Frank**

One Market Place

Cirencester

GL7 2PE

[knightfrank.co.uk](http://knightfrank.co.uk)

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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