





# welcome to

# **Littlecote Cottages, Hilmarton Calne**

Beautiful cottage with plenty of character. Surrounded by open fields and located rurally this property offers spacious living with five bedrooms, large kitchen / utility area, living room and separate dining area.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

#### **Shower Room**

#### Kitchen

### **Dining Room**

16' 2" max x 12' 6" max ( 4.93m max x 3.81m max )

#### Lounge

27' 7" max x 12' 2" max ( 8.41m max x 3.71m max )

# Landing

#### **Bedroom One**

18' 7" max x 15' 7" max ( 5.66m max x 4.75m max )

#### **Bathroom**

#### **Bedroom Three**

12' 3" max x 11' 1" max ( 3.73m max x 3.38m max )

#### **Bedroom Four**

12' 2" max x 8' 5" max ( 3.71m max x 2.57m max )

### **Bedroom Five**

11' 9" max x 11' 9" max ( 3.58m max x 3.58m max )

#### **Bedroom Two**

15' 6" max x 6' 7" max ( 4.72m max x 2.01m max )

#### **Front Garden**

### **Rear Garden**

### **Outbuildings**

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# **Littlecote Cottages, Hilmarton Calne**

- Character cottage in rural location
- Surrounded by open fields & countryside
- Large kitchen / utility area
- Five bedrooms

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Tenure: Freehold EPC Rating: F

Council Tax Band: D

# £625,000







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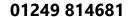
Please note the marker reflects the postcode not the actual property

# view this property online allenandharris.co.uk/Property/CLN108859



Property Ref: CLN108859 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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