



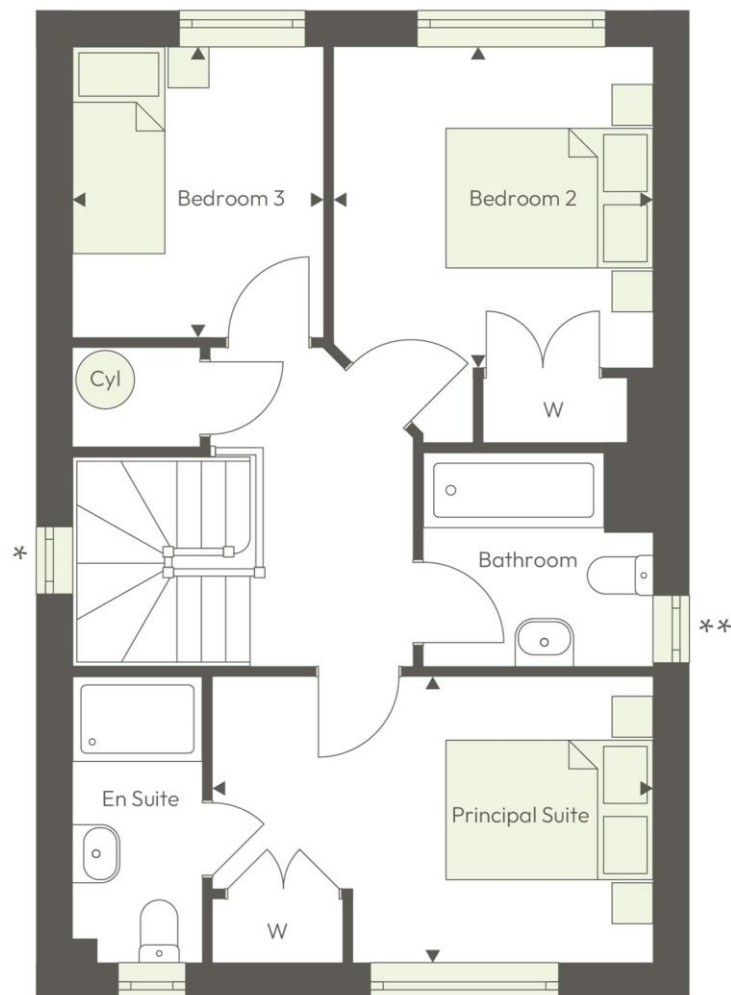
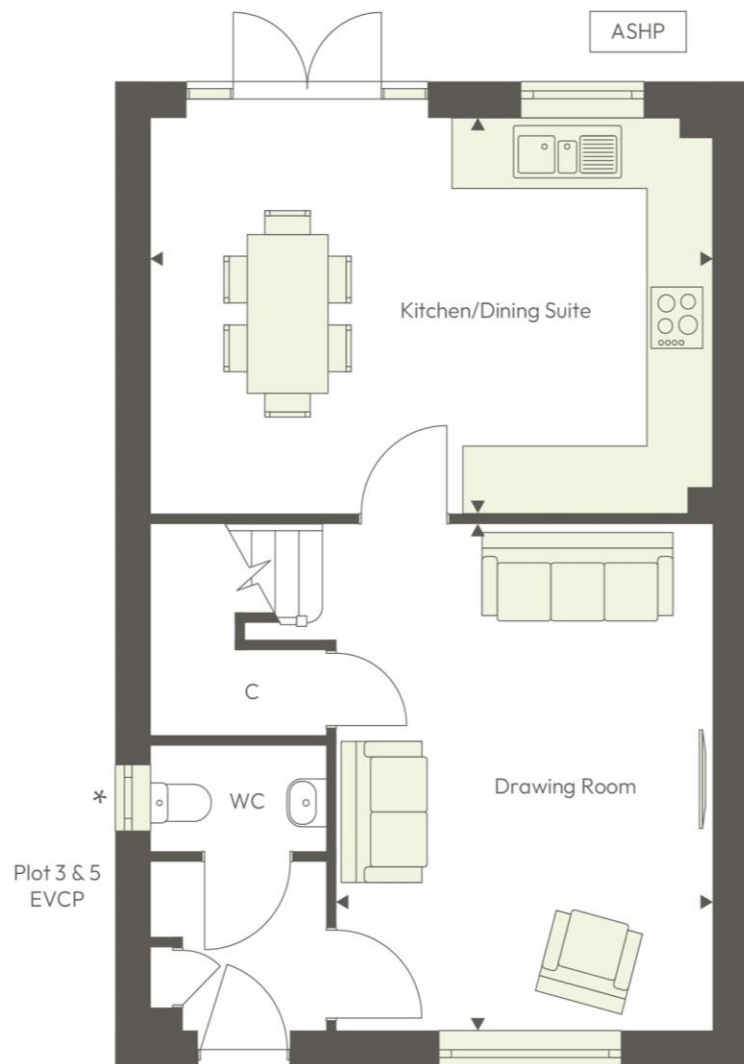
The Hopton, Hopton Rise, Malmesbury, SN16 0GB

welcome to

The Hopton, Hopton Rise, Malmesbury

COMING SOON! Built by Cotswold Homes in Hopton Rise, Malmesbury. "The Hopton" - a Brand New Three Bedroom Semi Detached family home will be ready WINTER 25/26 and is available to reserve from plan.





Entrance Hall

Cloakroom

Drawing Room

15' 5" x 11' 10" (4.70m x 3.61m)

Kitchen/Dining Suite

18' 1" x 12' 2" (5.51m x 3.71m)

Landing

Principal Suite

13' 5" x 8' 10" (4.09m x 2.69m)

En-Suite

Bedroom Two

9' 10" x 9' 6" (3.00m x 2.90m)

Bedroom Three

8' 6" x 7' 7" (2.59m x 2.31m)

Bathroom

Exterior

Multi Point Lock GRP door with contemporary glazing.
Painted finish in Baytree Green
PIR light fittings to front and rear
External double socket
Fully enclosed rear garden with fencing or wall, dependent on plot
Turf to rear gardens. Landscaping scheme to front garden (refer to landscape drawing with sales consultant)
Veridan PV Panels - refer to plot specific drawing with sales consultant
Up to 7.3kw - Project EV or similar

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The Hopton Hopton Rise, Malmesbury

- A fantastic opportunity to purchase a luxury build from renowned developer Cotswold Homes
- Three Bedroom Semi-Detached House
- Kitchen/Dining Suite featuring SMEG Appliances and Symphony Fittings*
- En-Suite to Master & Bathroom featuring touches of Hansgrohe and Roca*
- Versatile accommodation offering both open-plan living and peaceful areas

Tenure: Freehold EPC Rating: Exempt

£475,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CHP111262



Property Ref:
CHP111262 - 0003

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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