



Hopton Rise
MALMESBURY



The Hopton, Hopton Rise, Malmesbury, SN16 0BX

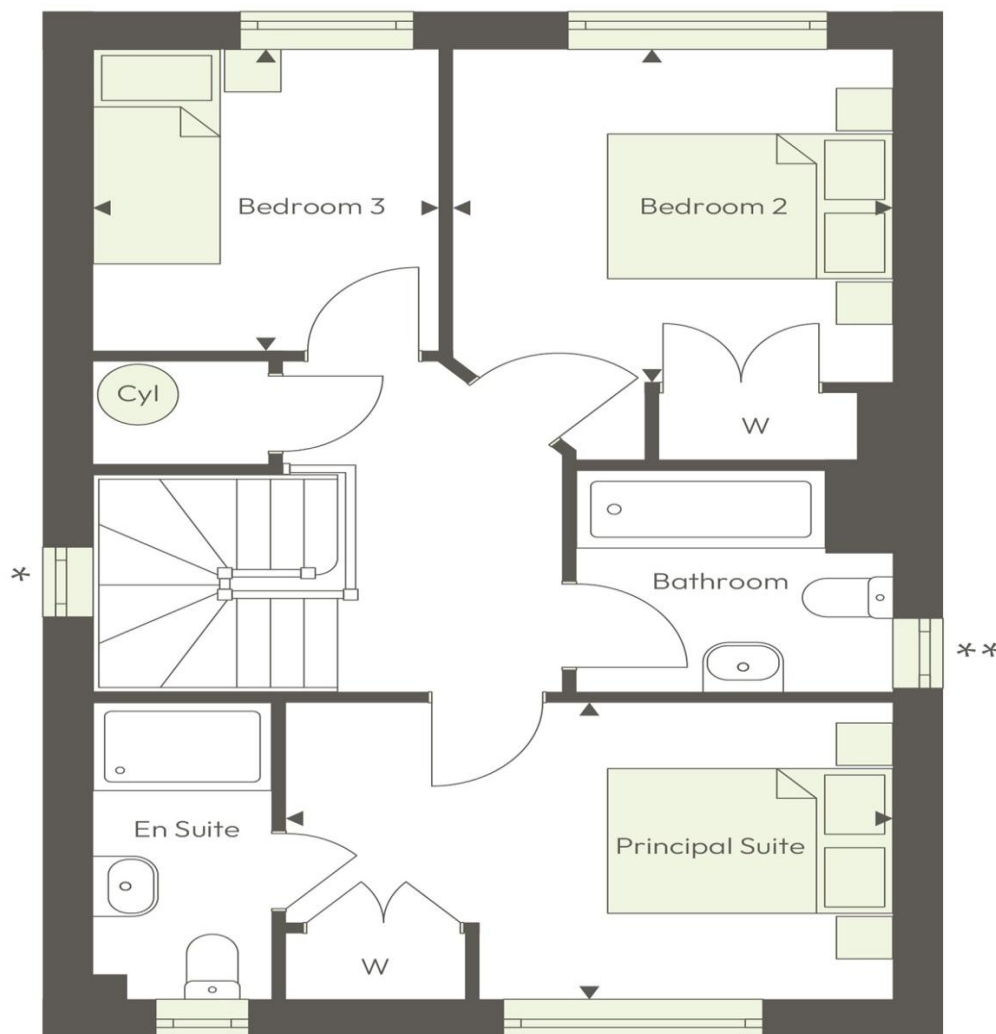

allen & harris

welcome to

The Hopton Hopton Rise, Malmesbury

THE HOPTON - A stylish new home by Cotswold Homes, combining classic charm, modern comfort, and energy efficiency—complete with premium finishes and a 10-year NHBC warranty.





Location

Malmesbury, one of the oldest boroughs in England is a thriving historic town situated in an ideal location for easy access to the M4, and within easy reach of Cirencester, Swindon, Bristol, Cheltenham and Bath. There are a good range of shops including a new, recently opened Waitrose store, hotels, eateries, leisure and sporting facilities, primary and secondary schools in the town, and numerous historical buildings of interest including Malmesbury Abbey and The Market Cross, situated in the heart of the town. Within the local area a number of places of interest including the world famous Westonbirt Arboretum with 18 thousand trees and shrubs in some 600 acres of beautiful landscaped grounds.

Entrance Hall

Cloakroom

Lounge

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

Garden

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

- Three Bedroom Semi-Detached House
- Kitchen/Dining Suite Featuring SMEG Appliances and Symphony Fittings
- Ensuite to Master & Bedroom featuring touches of Hansgrohe and Roca
- Versatile accommodation offering both open-plan living and peaceful areas
- What3Words: also.bookcases.record

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/CHP111608



Property Ref:
CHP111608 - 0004

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allen & harris



01249 655255



chippenham@allenandharris.co.uk



37 Market Place, CHIPPENHAM, Wiltshire,
SN15 3HT



allenandharris.co.uk