



Hopton Rise
MALMESBURY



The Hopton, Hopton Rise, Malmesbury, SN16 0BX

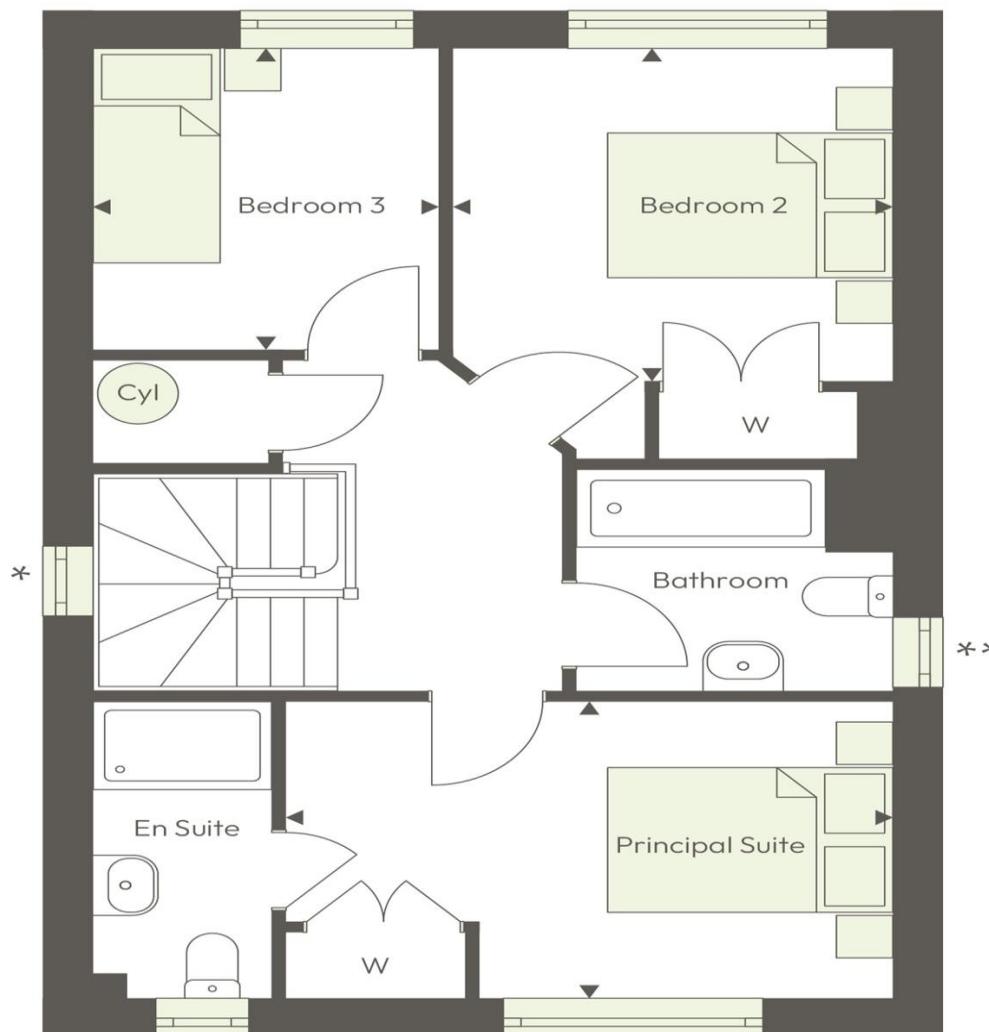
 allen & harris

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)

Veridian PV Panels - refer to plot specific drawing with sales consultant

Up to 7.3kw - Project EV or similar

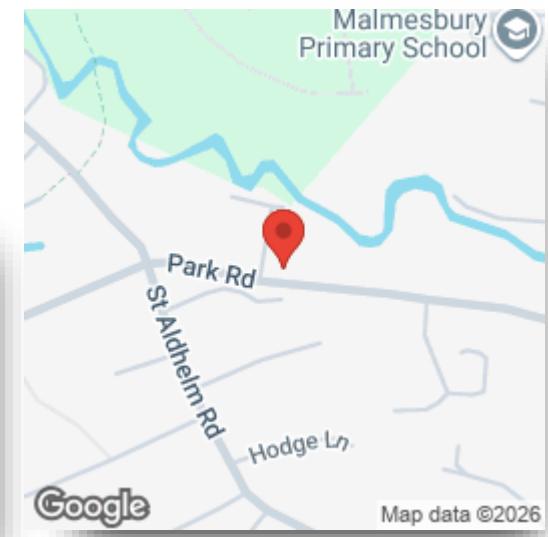
welcome to

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



view this property online allenandharris.co.uk/Property/CHP111608

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.



Property Ref:
CHP111608 - 0004

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 allen & harris



01249 655255



chippenham@allenandharris.co.uk



37 Market Place, CHIP PENHAM, Wiltshire,
SN15 3HT



allenandharris.co.uk