



Hopton Rise

MALMESBURY



The Kington, Hopton Rise, Malmesbury SN16 0BX


allen & harris

welcome to

The Kington Hopton Rise,Malmesbury

THE KINGTON - This stunning three-bed semi-detached dazzles with high-spec finishes in a sought-after town. Sleek, stylish, and versatile. Reserve off-plan today—your perfect home awaits! Contact us now!



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****Drawing Room**

18' 9" x 10' 10" (5.71m x 3.30m)

Kitchen/Dining Suite

18' 9" x 9' (5.71m x 2.74m)

Boot Room**Landing****Principal Suite**

13' 8" max x 9' 8" (4.17m max x 2.95m)

Ensuite**Bedroom Two**

11' x 9' 11" max (3.35m x 3.02m max)

Bedroom Three

11' x 8' 5" max (3.35m x 2.57m max)

Family 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



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The Kington Hopton Rise, Malmesbury

- FLOORING INCLUDED AND MORE!
- Three Bedroom Semi-Detached House
- Kitchen/Dining Suite featuring SMEG Appliances and Symphony Fittings*
- Visit the Sales Office to discuss incentives!
- What3Words: also.bookcases.record

Tenure: Freehold EPC Rating: Exempt

£465,000



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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:
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