



Hopton Rise

MALMESBURY



The Burford, Hopton Rise, Malmesbury SN16 0BX

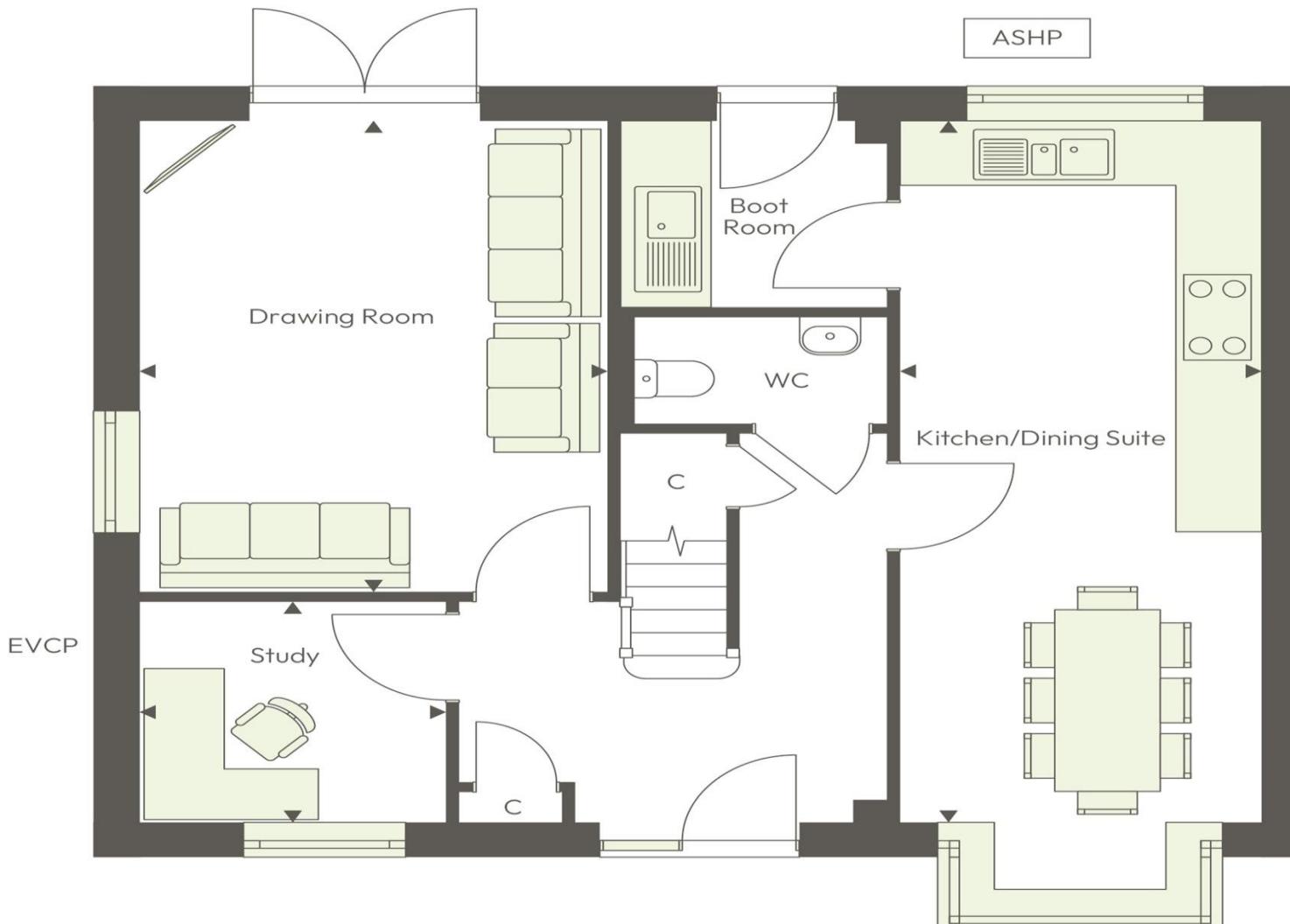
allen & harris

welcome to

The Burford Hopton Rise, Malmesbury

THE BURFORD - 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.





Entrance Hall

Kitchen/Dining Suite

22' 10" x 8' 9" (6.96m x 2.67m)

Drawing Room

15' 4" x 11' 4" (4.67m x 3.45m)

Study

9' 1" x 7' 2" (2.77m x 2.18m)

Cloakroom

Boot Room

Landing

Principal Suite

11' 6" x 11' 2" (3.51m x 3.40m)

En-Suite

Bedroom Two

12' 5" x 8' 11" (3.78m x 2.72m)

Bedroom Three

10' 1" x 8' 11" (3.07m x 2.72m)

Bedroom Four

10' 2" x 8' 11" (3.10m x 2.72m)

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

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

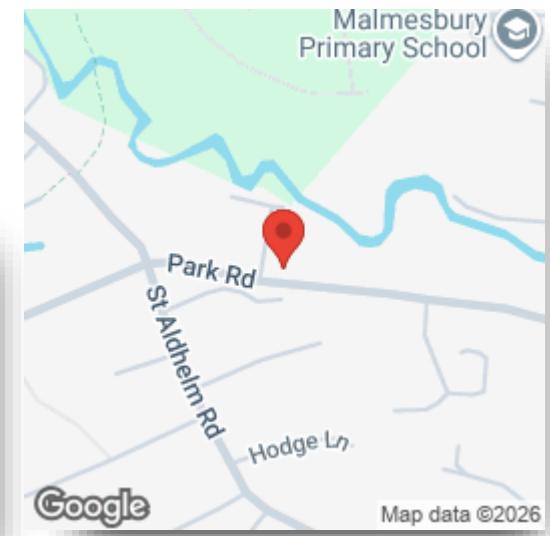
welcome to

The Burford Hopton Rise, Malmesbury

- A fantastic opportunity to purchase a luxury build from renowned developer Cotswold Homes
- Four Bedroom Detached House
- Kitchen/Dining Suite featuring SMEG Appliances and Symphony Fittings*
- En-Suite to Master & Bathroom featuring touches of Hansgrohe and Roca*
- Visit the Sales Office to discuss incentives!

Tenure: Freehold EPC Rating: Exempt

£585,000



view this property online allenandharris.co.uk/Property/CHP111618

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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