



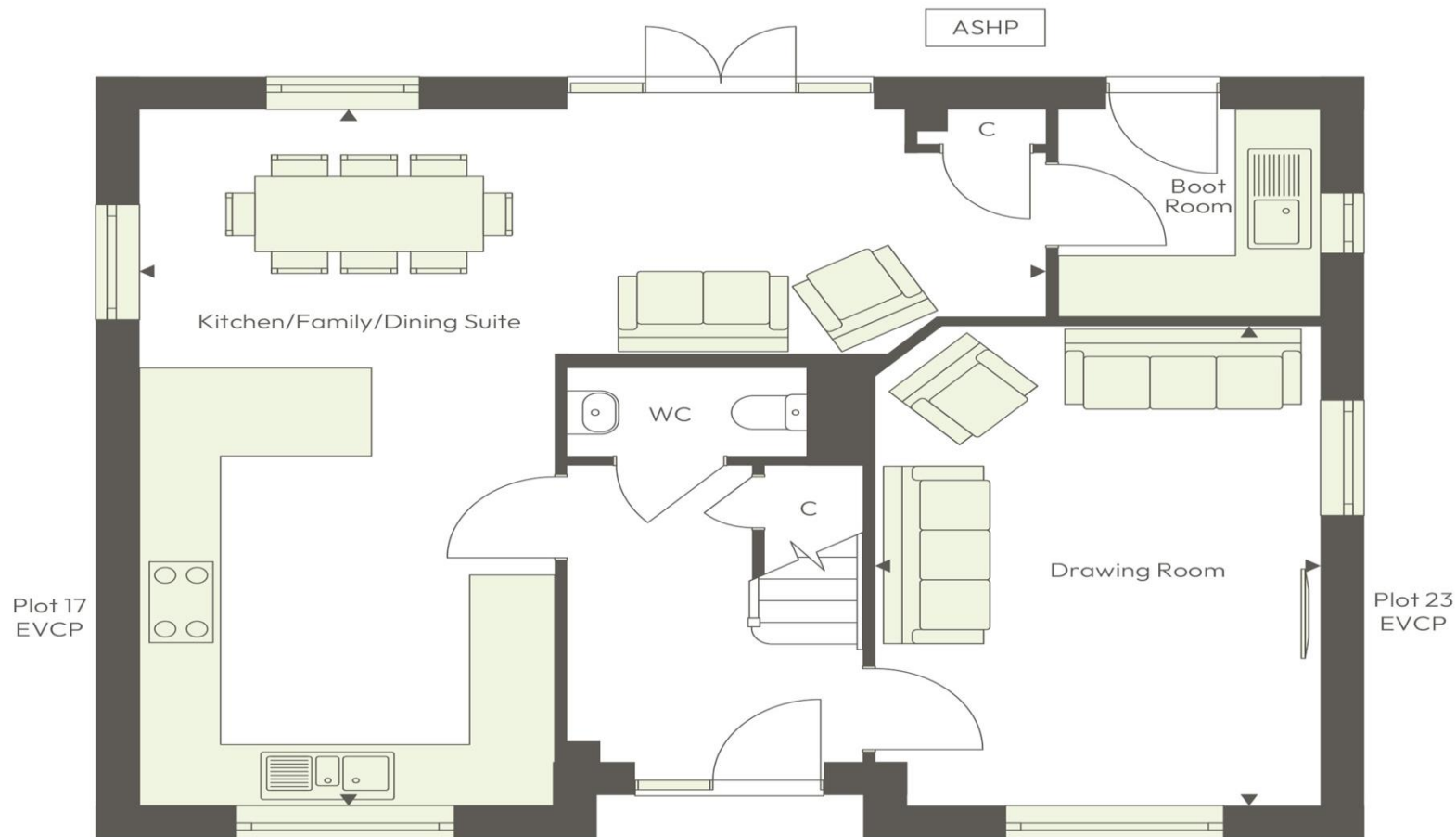
The Dyrham Deluxe Hopton Rise, Malmesbury SN16 0GB

welcome to

The Dyrham Deluxe Hopton Rise, Malmesbury

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

Cloakroom

Drawing Room

16' 6" Max x 11' 5" (5.03m Max x 3.48m)

Kitchen/Family/Dining Suite

23' 11" Max x 23' 5" (7.29m Max x 7.14m)

Boot Room

Landing

Principal Suite

11' 9" Max x 11' 7" (3.58m Max x 3.53m)

En-Suite

Bedroom Two

11' 10" x 10' 8" (3.61m x 3.25m)

Bedroom Three

10' 10" x 9' 5" (3.30m x 2.87m)

Bedroom Four

9' 6" x 7' 11" (2.90m x 2.41m)

Family Bathroom

Garden

Exterior

welcome to

The Dyrham Deluxe Hopton Rise, Malmesbury

- A fantastic opportunity to purchase a luxury build from renowned developer Cotswold Homes
- Four Bedroom Detached House
- Kitchen/Family/Dining Suite featuring SMEG Appliances and Symphony Fittings*
- En-Suite to Master & Bathroom featuring touches of Hansgrohe and Roca*
- Superb Design & Build Specification

Tenure: Freehold EPC Rating: Exempt



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/CHP111264



Property Ref:
CHP111264 - 0006

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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