

# Follyfield

Hankerton





# 1 Follyfield

Hankerton

Guide Price: £800,000

*Detached Home ~ Four Double Bedrooms ~ Three Reception Rooms ~ Utility Room ~ Good Size Enclosed Rear Garden ~ Driveway Parking ~ Garage for C. 5 Vehicles ~ No Onward Chain*

1 Follyfield is an attractive four bedroom, detached family home situated in the desirable village of Hankerton, just outskirts of Malmesbury.

This family home offers 2892sqft of living accommodation. The ground floor features a hallway with cloakroom off, a generous dining room and triple aspect living room with double doors opening onto the garden. The kitchen benefits from a larder cupboard and utility room.

On the first floor are four good size bedrooms offering good storage space, along with the family bathroom.

Externally, the property offers a good sized, fully enclosed rear garden which is predominantly landscaped with well maintained lawn, complemented by mature trees and shrubs. Additionally, a conservatory serves as a perfect retreat for enjoying the tranquil garden setting. laid to lawn with mature trees and shrubs with a conservatory providing an ideal spot to enjoy the garden.

The spacious double tandem garage, offering parking for C.5 vehicles, benefits from roller doors and access to the workshop behind, whilst the external office space is located above.





### **Entrance Hall**

UPVC double glazed window to side. Brush mat. Stairs to first floor. Doors to:

### **Cloakroom**

UPVC double glazed obscured window to front. Low-level W/C. Pedestal wash hand basin with mixer tap and tiled splash backs. Water softener. Heated towel rail.

### **Hallway**

Stairs to first floor. Telephone point. Radiator. Doors to:

### **Dining Room**

UPVC double glazed window to front. Coving and radiator.

### **Kitchen**

UPVC double glazed window to rear. Matching range of fitted base drawer units with worksurfaces over and matching up-stands. Composite one and half bowl sink drainer with mixer tap. Induction hob with stainless steel extractor fan over and splash back. Eye level double oven. Down lights.

### **Larder**

Obscured UPVC double glazed window to rear. Shelving.

### **Utility Room**

UPVC double glazed window and door to rear. Space and plumbing for washing machine, tumble dryer and fridge freezer. Storage. Oil fired boiler.





### Living Room

Triple aspect with Upvc double glazed window to front and rear with double doors opening onto the side garden. Feature fireplace. Coving and radiator.

### First Floor

#### Landing

UPVC double glazed window to front. Access to airing cupboard, storage cupboard and loft space. Radiator. Doors to:

#### Bedroom One

UPVC double glazed window to front and side. Vanity wash hand basin with storage unit, mixer tap and tiled splash backs. Storage cupboard. Coving and radiator.

#### Bedroom Two

UPVC double glazed window to side. Fitted storage cupboard. Access to eaves storage. Wall light point. Radiator.

#### Bedroom Three

UPVC double glazed window to side and rear. Radiator.

#### Bedroom Four

UPVC double glazed window to rear. Fitted storage cupboard. Pedestal wash hand basin with tiled splash backs.







### **Family Bathroom**

UPVC double glazed window to rear. Pedestal wash hand basin with mixer tap. Low-level W/C. Spa bath and fully fitted shower cubicle. Heated towel rail.

### **External Office**

UPVC double glazed window to rear and door to side. Velux window. Fitted storage. Radiator.

### **Externally**

#### **Rear Garden**

Predominantly laid to lawn with patio section. Hedge borders. Pond water feature. Two timber sheds.

#### **Conservatory**

UPVC double glazed conservatory with brick base and double doors opening onto the garden.

#### **Front Garden**

Driveway parking for multiple vehicles. Lawn area

#### **Double Tandem Garage and Workshop**

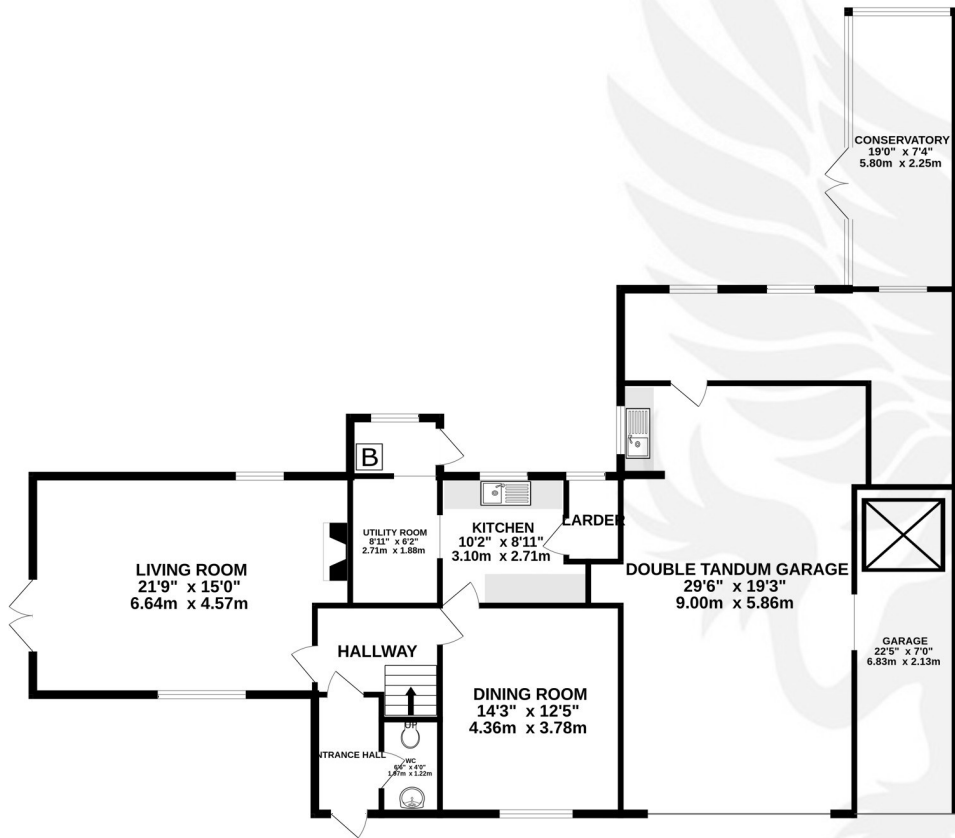
Window to rear. Roller doors to front. Parking for C. 5 vehicles. Light and power. Storage. Single sink and drainer with storage under.

Door into the workshop with UPVC window to side and door to rear. Power and light.

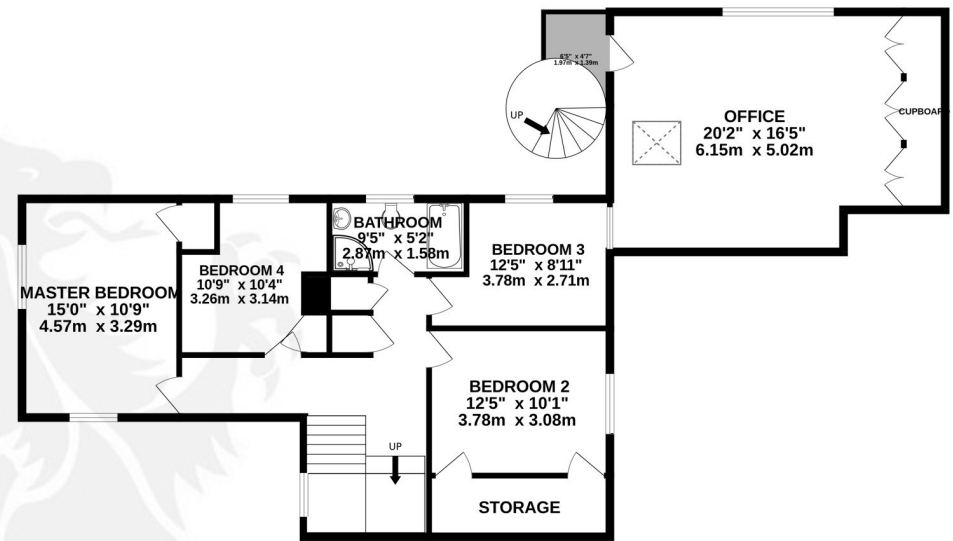




**GROUND FLOOR**  
1761 sq.ft. (163.6 sq.m.) approx.



**1ST FLOOR**  
1131 sq.ft. (105.1 sq.m.) approx.



**TOTAL FLOOR AREA : 2892 sq.ft. (268.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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