





📍 9 Blicks Close, Hullavington, Wiltshire, SN14 6HQ

🏠 Guide Price £635,000

A four bedroom detached house set centrally in a popular village location with off road driveway parking, a double garage and an enclosed rear garden.

- Village Location
- Four Bedrooms
- Kitchen/Breakfast Room
- Sitting Room with Conservatory Off
- Dining Room & Study
- Well Presented Home
- Double Garage & Parking
- Enclosed Rear Garden

🏡 Freehold

📊 EPC Rating D





A well presented four bedroom detached family home offering spacious accommodation throughout with a double garage and an enclosed rear garden. The property is located close to the centre of this delightful village and is set back from the road. The accommodation flows from a central hallway which leads to a cloakroom, a dual aspect sitting room with patio doors opening to a conservatory, a kitchen/breakfast room with utility room off, a separate dining room and a study. An inner lobby provides direct access to the garage. There are four bedrooms on the first floor and a family bathroom. The main bedroom has an en-suite shower room and built-in storage. To the front is a driveway providing off-road parking which leads to the double garage. The rear garden is laid mainly to lawn with a selection of mature shrubs. An internal viewing is highly recommended.

### Situation

The property stands in a delightful position close to the centre of this sought after village. Hullavington has a thriving community and a good number of amenities including a post office/general store/garage, coffee shop, primary school and church. More comprehensive amenities can be found in the towns of Chippenham (7 miles) to the south or Malmesbury (5 miles) to the north. Fast trains operate from Chippenham to London Paddington in approximately one and a quarter hours, whilst good road links provide fast access to Swindon, Bath and Bristol. There is convenient access to the M4 motorway junction 17 being within 3 miles to the south.

### Property Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: F

Mains water, drainage and electricity.

Oil fired central heating.



### Ground Floor

Main area: approx. 99.8 sq. metres (1074.6 sq. feet)  
Plus garages, approx. 26.2 sq. metres (281.8 sq. feet)



### First Floor

Approx. 66.9 sq. metres (719.9 sq. feet)



Main area: Approx. 166.7 sq. metres (1794.5 sq. feet)  
Plus garages, approx. 26.2 sq. metres (281.8 sq. feet)

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.