



📍 6 Royal Field Close, Hullavington, Wiltshire, SN14 6DY

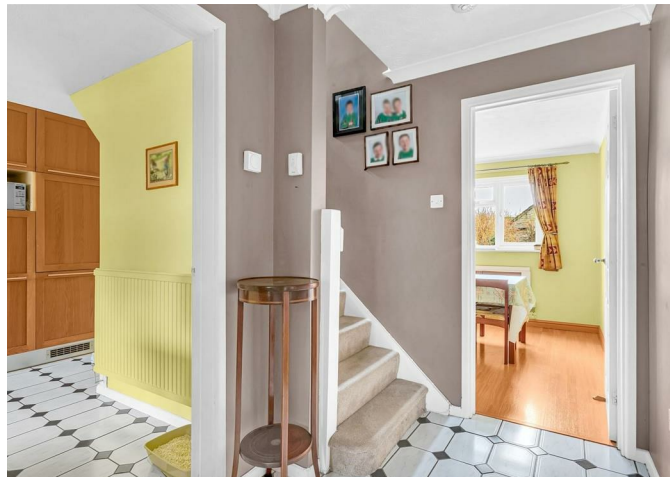
🔗 Guide Price £550,000

Located in a secluded cul de sac setting, a four bedroom detached family home enjoying a delightful south west facing rear garden.

- Detached Family Home
- Four Bedrooms
- Family Bathroom + En Suite Shower Room
- Double Aspect Sitting Room + Dining Room
- Good Sized Kitchen
- Rear Garden With Attractive Drystone Boundary Wall
- Delightful South West Facing Aspect
- Attached Double Garage
- Secluded Cul De Sac Setting
- Popular Village With Thriving Community

🏡 Freehold

🏠 EPC Rating C



A tastefully presented four bedroom detached family home located in a secluded, cul de sac setting of five other detached properties, in the heart of this most desirable village. The interior comprises an entrance hall with cloakroom, a spacious double aspect sitting room, dining room and a good sized kitchen complimented by a range of integrated appliances and granite work surfaces. There are four bedrooms, the master bedroom benefitting from an en suite shower room, and a family bathroom on the first floor. Externally the enclosed, lawned rear garden enjoys a delightful south west facing aspect and is enclosed by an attractive drystone boundary wall. There is access to either side of the property, an external Worcester boiler and a tap. A door from the rear patio opens into an attached double garage. The front garden is laid to lawn with a driveway providing parking for two cars.

SITUATION

The property occupies a central position in the popular village of Hullavington. The village has a thriving community and a good number of amenities including a post office/general store, garage, primary school and church. More comprehensive facilities can be found in the nearby towns of Chippenham (7 miles) to the south or Malmesbury (5 miles) to the north. Malmesbury is a thriving, pretty town offering a wealth of buildings of architectural interest, including its ancient Abbey, whilst also having a wide range of shops and restaurants, schooling and leisure facilities. Early tributaries of the River Avon pass around the town and pretty walks and the countryside are close at hand. There are public transport services and good road links to the larger towns of Cirencester, Swindon, Bath and Bristol, with Junction 17 of the M4 being only three miles south. Trains from Chippenham (7 miles) and Kemble (8 miles) link with London Paddington within approximately 1 hour 15 minutes.

PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: C

Council Tax Band: E

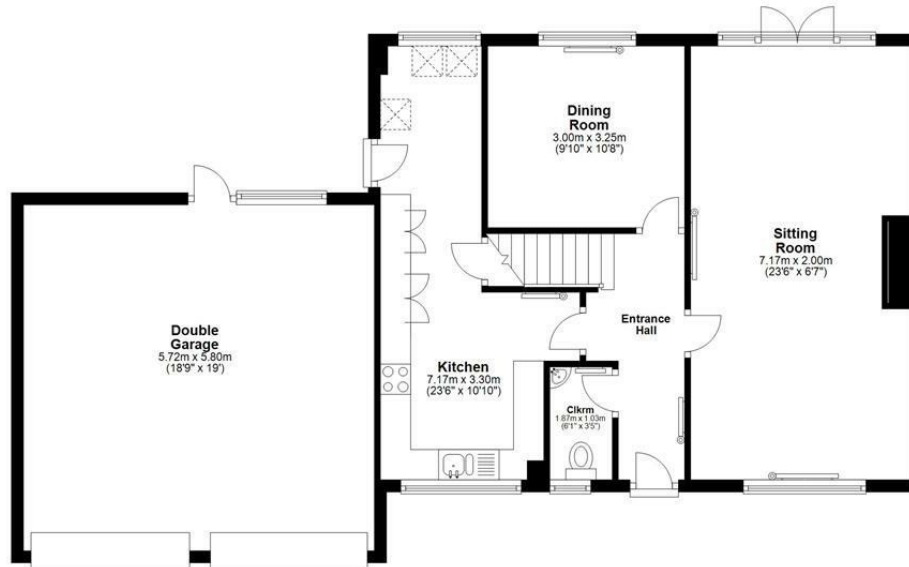
Mains water, drainage and electricity.

Oil fired central heating.



Ground Floor

Approx. 96.3 sq. metres (1036.3 sq. feet)



First Floor

Approx. 62.4 sq. metres (671.9 sq. feet)



Total area: approx. 158.7 sq. metres (1708.2 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.