



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

🏠 Guide Price £300,000

An attractive two bedroom village home with good sized garden, garage and driveway

- Modern Semi Detached House
- Immaculately Presented
- Built By Wimpey Homes in 2007
- Two Good Sized Bedrooms
- Fitted Kitchen + Appliances
- Good Sized Garden
- Garage + Driveway
- Cul De Sac Setting
- Popular Village
- No Onward Chain

🏡 Freehold

🏠 EPC Rating C



An internal viewing is strongly recommended to appreciate this attractive semi detached home located in the heart of this popular development, built in 2007 by George Wimpey to a particularly high specification. The interior, which is immaculately presented throughout, is arranged over two floors comprising a hallway with cloakroom, a spacious sitting/dining room and an open plan kitchen with a range of integrated appliances to include a ceramic hob, double oven, fridge/freezer and dishwasher.

Stairs from the hallway lead up to the first floor with two good sized bedrooms and a family bathroom. French doors from the sitting room open into a delightful, good sized rear garden with a paved patio and lawn, all enclosed by a fenced boundary. There is a useful rear door to the garage and side access to the driveway and front garden.

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.

PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: C

Council Tax Band: C

Mains water, drainage, electricity and oil fired central heating.



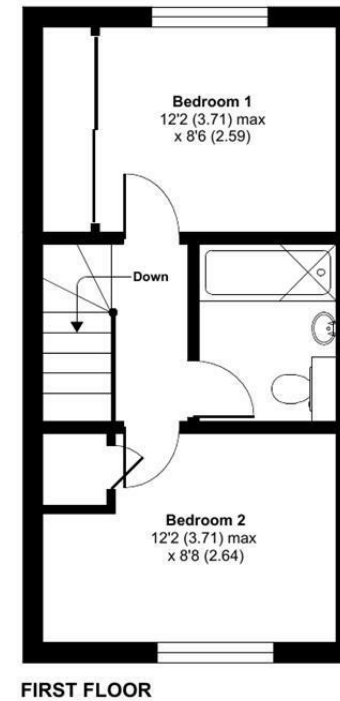
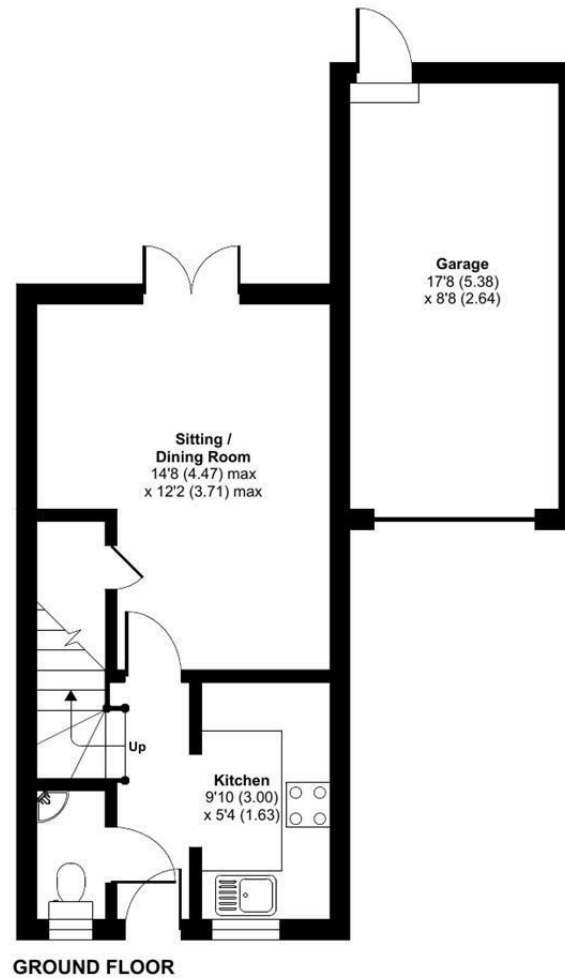
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Approximate Area = 620 sq ft / 57.6 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 773 sq ft / 71.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1265647

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