



📍 30 Newtown, Hullavington, Wiltshire, SN14 6EN

🏠 Guide Price £465,000

Located in a quiet position on the rural edge of the village, a spacious four bedroom semi detached family home with south facing rear garden.

- Semi Detached Family Home
- Thoughtfully Extended
- Immaculately Presented
- Four Double Bedrooms
- Open Plan Kitchen/Dining Room
- Family Bathroom + Spacious En Suite
- South Facing Garden
- Ample Off Street Parking
- Rural Edge of Village + Views
- No Through Road

🏡 Freehold

🏠 EPC Rating



This spacious four bedroom semi-detached family home stands in a quiet no through lane allowing easy access to the rural walkways that surround this popular village. The property has been sympathetically extended over recent years to provide versatile and tastefully presented accommodation which is arranged over two floors. The ground floor flows around a central hallway with cloakroom, a spacious double aspect living room with wood burning stove and a magnificent open plan kitchen/dining room with central island unit and small conservatory. There is a useful walk in larder and utility/games room. The first floor boasts a master bedroom with an impressive en suite shower room, three further double bedrooms and a spacious family bathroom with separate shower cubicle. Externally the delightful rear garden, enjoys a sunny south facing aspect, is predominantly laid to lawn with a hardwood decked patio area with electronically operated sun blind. A blocked paved driveway to the front provides off street parking for three 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, public house, 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

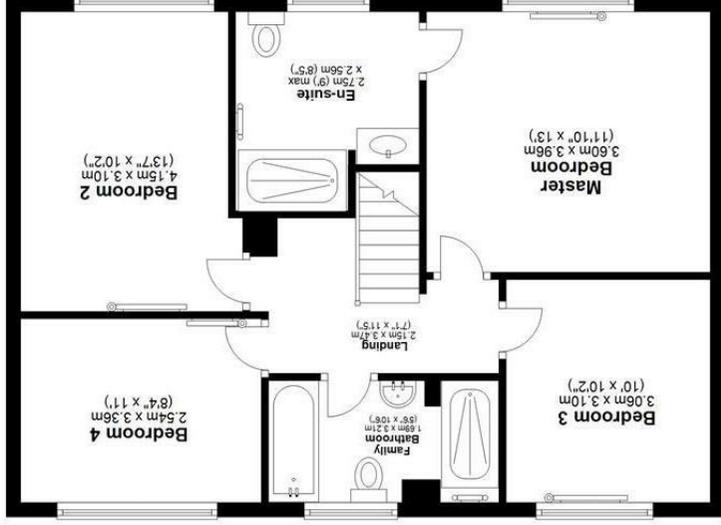
COUNCIL TAX BAND: D

SERVICES: Mains water, oil fired central heating, solar panels.



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.

Total area: approx. 136.7 sq. metres (1470.9 sq. feet)



Approx. 70.7 sq. metres (760.5 sq. feet)

Approx. 66.0 sq. metres (710.4 sq. feet)