



📍 16 The Parklands, Hullavington, Wiltshire, SN14 6DL

🏠 Guide Price £535,000

A beautifully presented three bedroom detached family home located in a delightful cul de sac setting backing onto farmland.

- Spacious Detached Family Home
- Beautifully Presented
- Three Double Bedrooms
- Two Reception Rooms
- Impressive Open Plan Kitchen/Dining Room
- Downstairs Shower Room + Utility Room
- Delightful Rural Views
- Large Established Garden + High Degree Of Privacy
- Stunning Detached Garden Room
- Rear Gates From Garden Onto Rural Walkways

🏡 Freehold

🏠 EPC Rating D



Located in a delightful setting with large gardens backing onto farmland, a most deceptive three bedroom detached family home thoughtfully extended over recent years to provide beautifully proportioned family accommodation. The interior is immaculately presented throughout with the accommodation flowing around a spacious central reception hallway with cloakroom and a sitting room with feature fireplace housing a wood burning stove. The magnificent open plan kitchen/dining room is a particular feature and is fitted with a comprehensive range of hand painted built-in cupboards, complimented by a Rangemaster range cooker and American style fridge/freezer. A door from the kitchen opens into family room with views over the rear garden. There is a useful walk-in pantry fitted with a range of built-in storage cupboards, a shower room and utility. The first floor boasts three double bedrooms and a beautifully appointed family bathroom.

Externally the large rear garden enjoys a high degree of privacy and is mainly laid to lawn, enjoying a delightful rear aspect with westerly views over farmland. A paved patio extends to the full width of the property with steps gently leading down to a lawned garden bordered by adjacent flower and shrub beds. There is a stunning detached garden room which is currently being used as an office and gym. Gates at the rear open onto the rear footpaths and walkways behind the property. A tarmac driveway to the front leads to a small integrated garage/storeroom with an EV charger.

SITUATION

The property stands in a delightful position on the rural edge of the village with uninterrupted, west facing views from the rear over farmland, yet the centre of the village is just a short walk away. 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

Council Tax Band: D

Energy Performance Rating: D

Services: Mains water, electricity and oil fired central heating. Planning permission was passed in November 2020, which has now lapsed for a ground and first floor extension creating a fourth bedroom and additional living space. REF: 20/08590/FUL



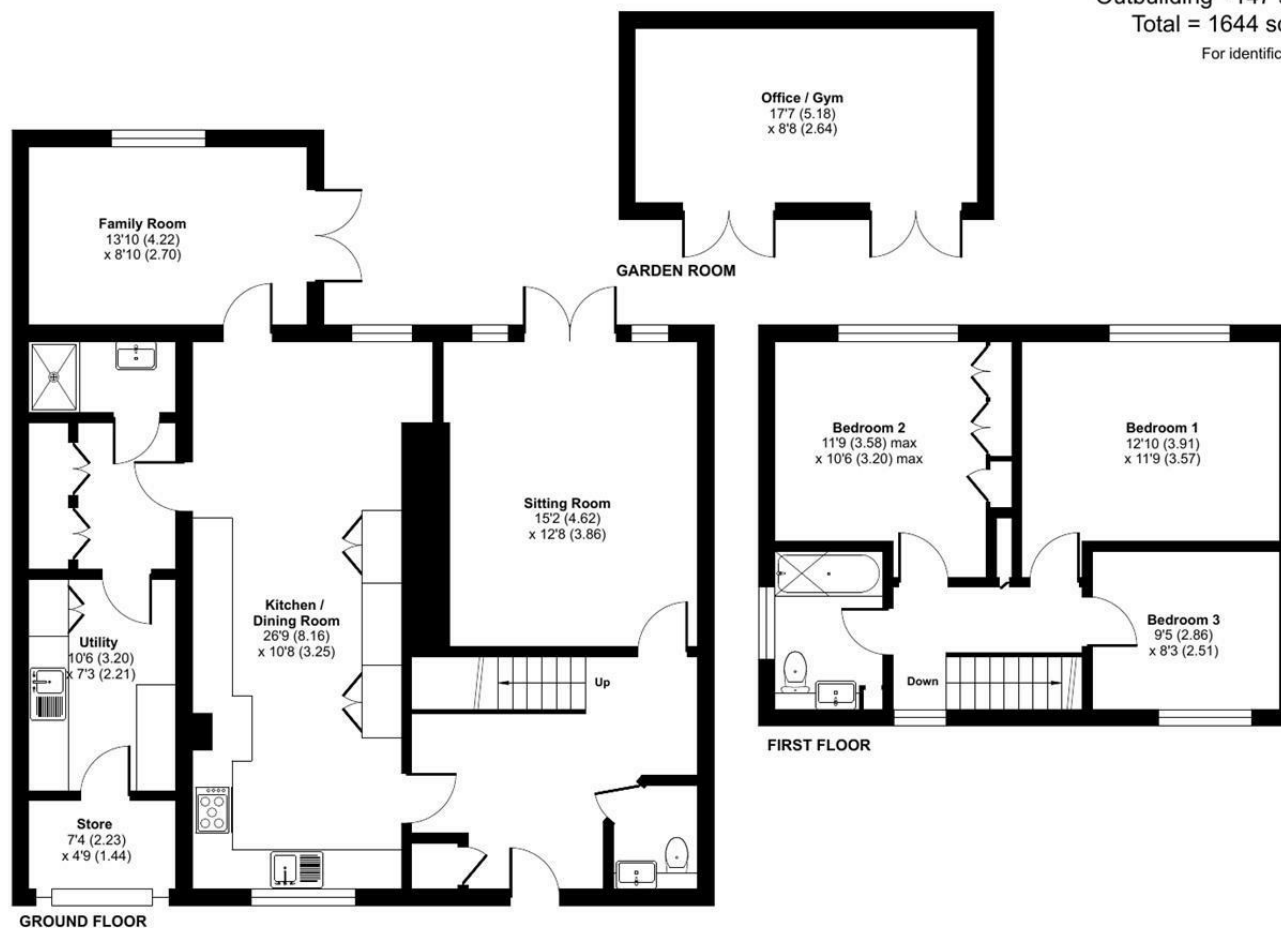
The Parklands, Hullavington, Chippenham, SN14

Approximate Area = 1497 sq ft / 139 sq m

Outbuilding= 147 sq ft / 13.6 sq m

Total = 1644 sq ft / 152.6 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). © nitchecom 2025. Produced for Strakers. REF: 1313017

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