



📍 21 Watts Lane, Hullavington, Wiltshire, SN14 6DZ

🏠 Guide Price £395,000

On the market for the first time in sixty years, an attractive four bedroom period cottage with incredible potential to modernise & extend.

- Charming Period Cottage
- Incredible Potential to Modernise & Redesign
- Scope For Extension STPP
- Four Bedrooms
- Two Reception Rooms
- Kitchen, Sun Room & Shower Room
- Garage, Workshop and Driveway
- On Market For First Time In 60 Years
- Large Established Gardens To Three Sides
- No Onward Chain

🏡 Freehold

🏠 EPC Rating E



A rare opportunity to purchase an attractive four bedroom semi detached, period cottage which requires internal redecoration and modernisation together with the potential to extend the current footprint to a larger dwelling, subject to the usual planning consents. This charming property comes to the market for the first time in sixty years and stands in a quiet, no through, rural lane just off the heart of the village. The ground floor comprises two principle reception rooms, a sun room, a spacious kitchen and shower room. A wide easy rising staircase from the entrance hall rises up to the first floor with four generous bedrooms, one benefitting from an ensuite cloakroom. Externally the large gardens, are particular feature, extending to three sides being predominantly laid to lawn. A paved patio extends to the full width opening to a mature, south facing garden stocked with a variety of fruit trees and shrub beds, all enclosed by an attractive drystone boundary wall. A gravel driveway to one side of the cottage approaches a detached garage with a separate workshop. There is further access to the garden and cottage via a wrought iron gate, located off the lane at the far end of the 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, primary and secondary schools 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: E

COUNCIL TAX BAND: D

SERVICES: Mains water, drainage, oil fired central heating,



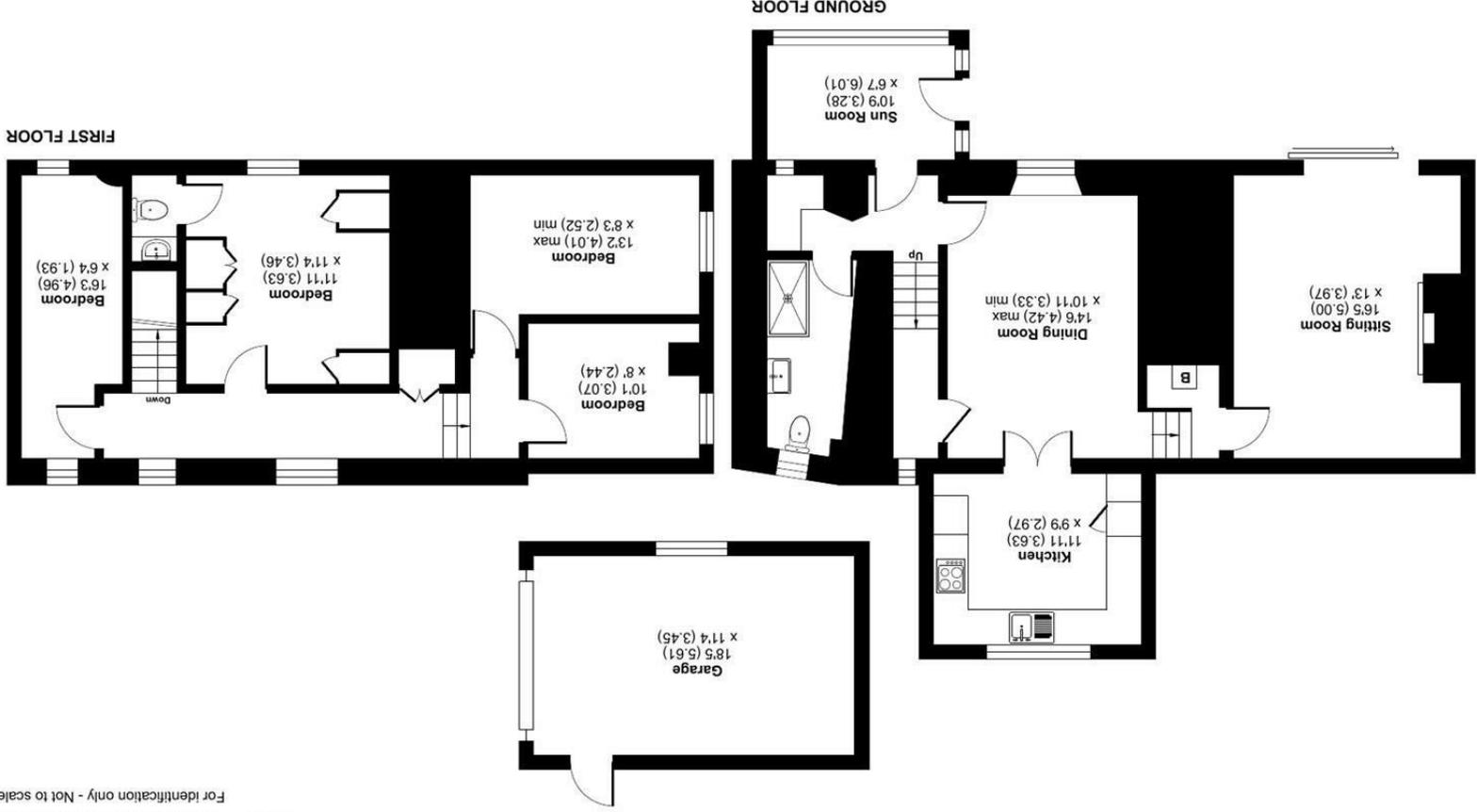
Watts Lane, Chippenham, SN14

Approximate Area = 1325 sq ft / 123.1 sq m

Garage = 208 sq ft / 19.3 sq m

Total = 1533 sq ft / 142.4 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). © nchecom 2025. Produced for Strakers. REF: 1333090

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