



**Lammas Close, Hilmarton**  
**£480,000**





Nestled in the charming village of Hilmarton, this deceptively spacious double-fronted terraced house offers a fabulous fitted kitchen dining room, light-filled living room, four double bedrooms, four piece en suite bathroom and a family shower room, as well as a utility cloakroom and useful attic room. Externally there are gardens to the front and rear, two garage/workshops and off road parking. This property is ideal for families seeking a welcoming home in a peaceful neighbourhood, surrounded by picturesque countryside while still being within easy reach of local amenities and neighbouring towns. Fully double-glazed and oil-fired central heating.



## **HILMARTON VILLAGE**

The home is placed in the heart of Hilmarton village, which is supported by a village school, church and public house. Surrounding the village is some of the most wonderful countryside that Wiltshire has to offer. The nearby towns are steeped in history with Calne being famous for Wiltshire Ham, a Heritage Quarter and the discovery of Oxygen. Calne offers multiple facilities, shopping, several primary schools and a secondary school.

### **ACCESS AND AREAS CLOSE BY**

To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound. West takes you to Chippenham, Bath and the M4 westbound. There is a route east through Compton Bassett to Cherhill White Horse, Silbury Hill, historic Avebury and then to Marlborough. The town of Calne is just to the south. There is a regular bus service between Chippenham and Swindon rail stations (approximately every 20 minutes during the day) that travels through Calne, Calne Tesco Superstore, Lyneham and Royal Wootton Bassett.

### **ENTRANCE HALL**

Entering through a double-glazed, canopied front door, the entrance hallway has tiled flooring and gives access to the living room and kitchen dining room, as well as the stairs leading to the first floor.

### **LIVING ROOM**

**25'02 x 10'08 (7.67m x 3.25m)**

A spacious dual aspect room with windows facing the front as well as, windows and patio doors leading to the rear garden. The room has ample space for several sofas and armchairs alongside other furniture that can be arranged around the feature fireplace surround and mantelpiece. Fitted with carpet.

### **KITCHEN DINING ROOM**

**25'03 x 12'03 (7.70m x 3.73m)**

A wonderful bright and spacious dual aspect room offering distinct areas for cooking, dining and entertaining in one cohesive space. Fitted in recent years, the kitchen comprises a range of wall and base cupboards with solid wood worktops along with a beautiful built-in dresser and central island. Integrated appliances include an under-counter fridge, a dishwasher, electric fan oven and grill, induction hob and extractor hood. There is a ceramic sink and drainer beneath a window that views out to the garden and also a water softener plumbed in the cupboard below. The island provides the benefit of extra storage drawers, electric sockets and a seating area. An under-stairs cupboard is being utilised as a useful pantry, with shelving and space for a tall fridge freezer.

The formal dining area in this room allows space for a large dining table and chairs, alongside other furniture. A window faces the front garden.

Tiled flooring and subway-style wall tiling.

Door leading to rear lobby and utility/cloakroom.

### **REAR LOBBY**

The rear lobby has space for storage of outdoor attire. Tiled flooring and a double-glazed door that leads out to the garden.

## **UTILITY CLOAKROOM**

**9'11 x 5'04 (3.02m x 1.63m)**

With a window viewing the garden, the utility area allows space for a washing machine and tumble dryer alongside the floor-standing oil fired boiler housed here. There is a laminate work surface, tiled flooring and wood cladding to dado height. The pedestal water closet and wash hand basin complete this room.

### **UPSTAIRS LANDING**

The upstairs landing gives access to the four bedrooms and family shower-room. A door opens to the second floor stairs.

### **PRINCIPAL BEDROOM**

**19'01 x 9'07 (5.82m x 2.92m)**

Entering the principal bedroom, there is a good sized dressing area with a bank of pine built-in wardrobes providing hanging and shelved storage. There is also a built-in dressing table and skylight. The bedroom area is spacious, allowing ample room for a kingsized bed, bedside tables and other furniture. A window views out to the rear garden. Fitted with carpet. A door opens to the en suite bathroom.

### **EN SUITE BATHROOM**

**8'03 x 8'03 (2.51m x 2.51m)**

A four piece bathroom comprising a pedestal water closet, wash basin, panel bath with shower attachment tap and a separate shower cubicle. A window with privacy glass faces the rear of the home. Fully tiled walls and floor.

### **BEDROOM TWO**

**10'10 x 10'04 (3.30m x 3.15m)**

With a window facing the front of the home, this bedroom would happily accommodate a king sized bed, bedside tables and other bedroom furniture. There is a built-in wardrobe with pine wood doors. Fitted with carpet.

### **BEDROOM THREE**

**14'10 x 9'06 (4.52m x 2.90m)**

Fitted with carpet and with a window facing the front, this bedroom has space for a double bed alongside further furniture. There is a feature fireplace with decorative tiled surround, tiled hearth and timber mantel. A built-in double wardrobe provides excellent storage.

### **BEDROOM FOUR**

**10'09 x 7'11 (3.28m x 2.41m)**

Another good sized bedroom with space for a double bed, bedside tables and a dressing table. Fitted with carpet and with a window facing the rear garden.

### **FAMILY SHOWER ROOM**

**7'07 x 5'07 (2.31m x 1.70m)**

The shower room comprises a double shower cubicle, pedestal water closet and wash basin. Fully tiled walls and floor, with a skylight window.

## **ATTIC ROOM**

**13'04 x 12'04 (4.06m x 3.76m )**

Currently used as a bedroom, this additional room is an extremely useful space that would make a good hobby room or playroom. Dual aspect, with a window facing the rear and a Velux window to the side, the room has an abundance of natural light. Carpeted. There is head height up to 6ft 6 (1.98m). A mid-height door leads to an additional large area of storage within the eaves.

### **EXTERNAL**

Outlined in more detail as follows

### **FRONT GARDEN**

A deep frontage to the home which is laid to lawn and shingle with mature planting and a path that leads to the front door.

### **REAR GARDEN**

The lovely rear garden is fully enclosed and has a good level of privacy. There is a natural stone paved patio, perfect for dining and relaxation, with level access to a lawned area with established shrubs and ornamental planting to the borders. The oil tank is positioned to one side of the garden and is discreetly covered by trellising. There is an outside tap and electric socket and a path leads down to the garage and workshop. A pond is situated next to a covered seating area, creating a peaceful spot to relax. A rear gate leads out to the parking area.

### **WORKSHOP**

**19'04 x 12'09 (5.89m x 3.89m)**

With a pedestrian door to the side and a newly fitted up and over door at the rear, this timber framed workshop has a corrugated plastic roof, power and light.

### **GARAGE**

**18 x 13'01 (5.49m x 3.99m)**

With a new up and over door, a pedestrian door to the side and two windows, the garage provides a useful storage area with power, light and hot air heating.

### **PARKING**

Behind the garage and workshop is off road parking accessed via the lane to the rear of the houses. Two or three cars would comfortably fit in this area.

### **COUNCIL TAX BAND**

Council Tax Band C

### **NOTE**

There is a shared access door between this property and the neighbouring house. This leads to a storage area that both owners can use.

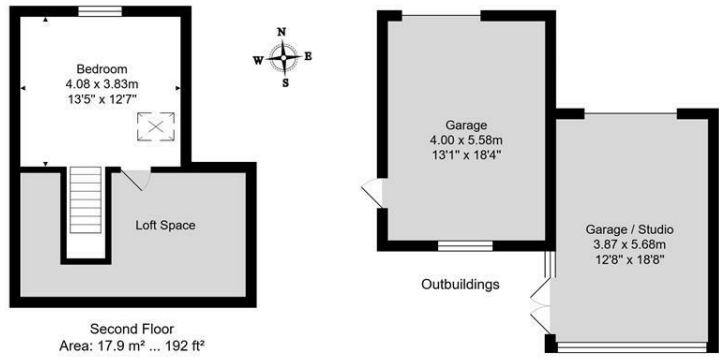
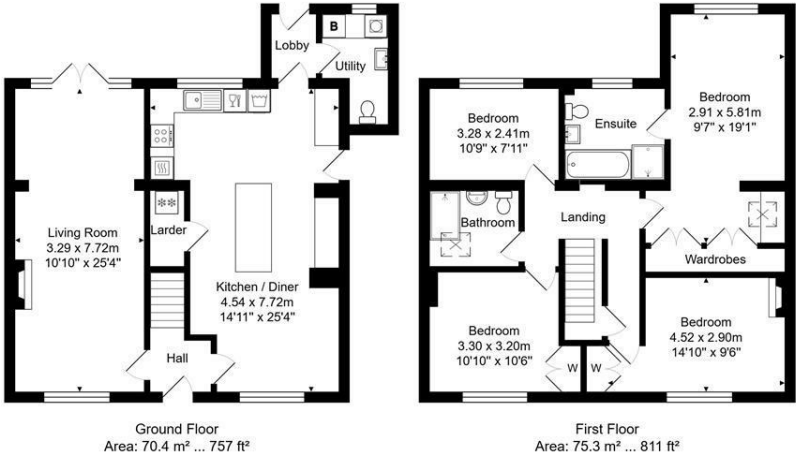






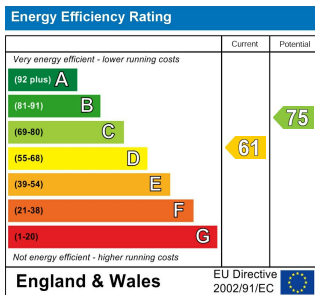






Total Area: 163.5 m<sup>2</sup> ... 1760 ft<sup>2</sup> (excluding loft space, garage, garage / studio)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness. [www.epcassessments.co.uk](http://www.epcassessments.co.uk)



Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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