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35 Newtown, Hullavington, Wiltshire, SN14 6EQ



A well-presented, three-bedroom cottage nestled into a peaceful situation overlooking open countryside, in the popular village of Hullavington. Accompanied by an attractive garden, off-street parking and a detached single garage/home office.

Newtown is situated on the Northern side of Hullavington, just a short stroll to the collection of amenities the village has on offer. This particular property benefits a favourable position with fantastic views over open countryside surrounding the village. The property has been under its current ownership for 7 years, and enjoys open-plan living accommodation and three bedrooms, in all totalling approximately 956sq.ft.

The ground floor is commenced via an entrance porchway, perfect for hanging coats and storing shoes, that then flows into the main living space. The sitting area is an open-plan space and is centred around the attractive focal fireplace with a log burner inset. A large opening flows into a conservatory at the front of the property with French doors into the garden. These two rooms create a lovely sociable space which is great for entertaining. The kitchen/breakfast room is to the rear of the cottage and reaches the width of the property. There is a galley style kitchen area with a good selection of wall and base units, plus space for fridge freezer, plumbing for a washing machine and dishwasher as well as an area for a breakfast table. This room has a window and French doors to the rear, both of which really showcase the lovely rural outlook across the surrounding countryside. There is a small area of paving to the rear of the cottage, as well as the externally mounted oil central heating boiler.

The stairs rise to the first floor from one corner of the reception room, which arrives at a landing that provides doors to three bedrooms and the bathroom. There are two comfortable double bedrooms, and a small double/large single room. The master benefits a generous selection of built in storage, as well as an exposed stone chimney breast with feature fireplace. The bathroom has a white suite with a shower over the bath and hot water cupboard for airing linen.

Externally, there is a patio to the rear with fabulous countryside views and a pedestrian gate that opens onto a public footpath. The majority of the garden is to the front of the property which is enclosed and mainly laid to





lawn with a terrace area for the summer months. The property benefits from a single garage which has been cleverly turned into an office space with a power supply, and a pedestrian door to the side. At the head of the garden is a driveway that provides parking for two vehicles.

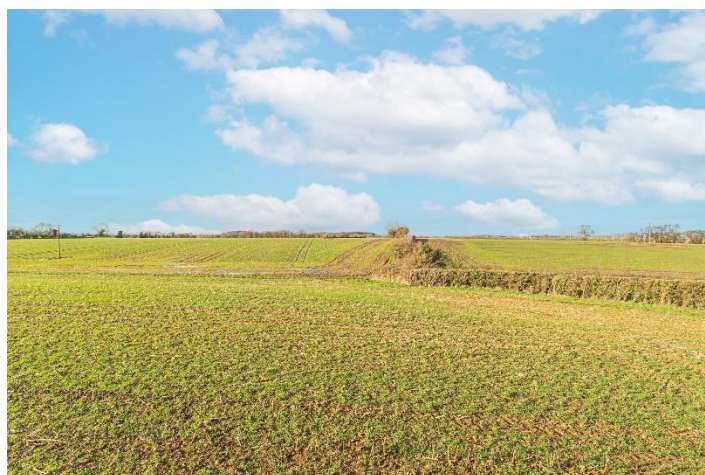
We understand the property is connected to mains electricity, water and drainage. Central heating is fired by oil. Council tax band C (Wiltshire Council).

EPC – D (67)

Hullavington is a characterful village that sits right on the edge of the Cotswold Hills, situated between the nearby market towns of Malmesbury and Chippenham. The village has an active and friendly community along with amenities that include a primary school, general store, St Marys Church that dates back as early as the 12th century and a village hall that holds an array of recreational activities. State secondary schools are found in both Malmesbury and Chippenham, as well as private schooling within easy daily reach at Westonbirt (c.6 miles northwest), and the city of Bath (c.20 miles southwest). Commuting links from the village are strong, with the M4 J17 just c.3 miles south and direct train links to London Paddington from Chippenham and Kemble stations.

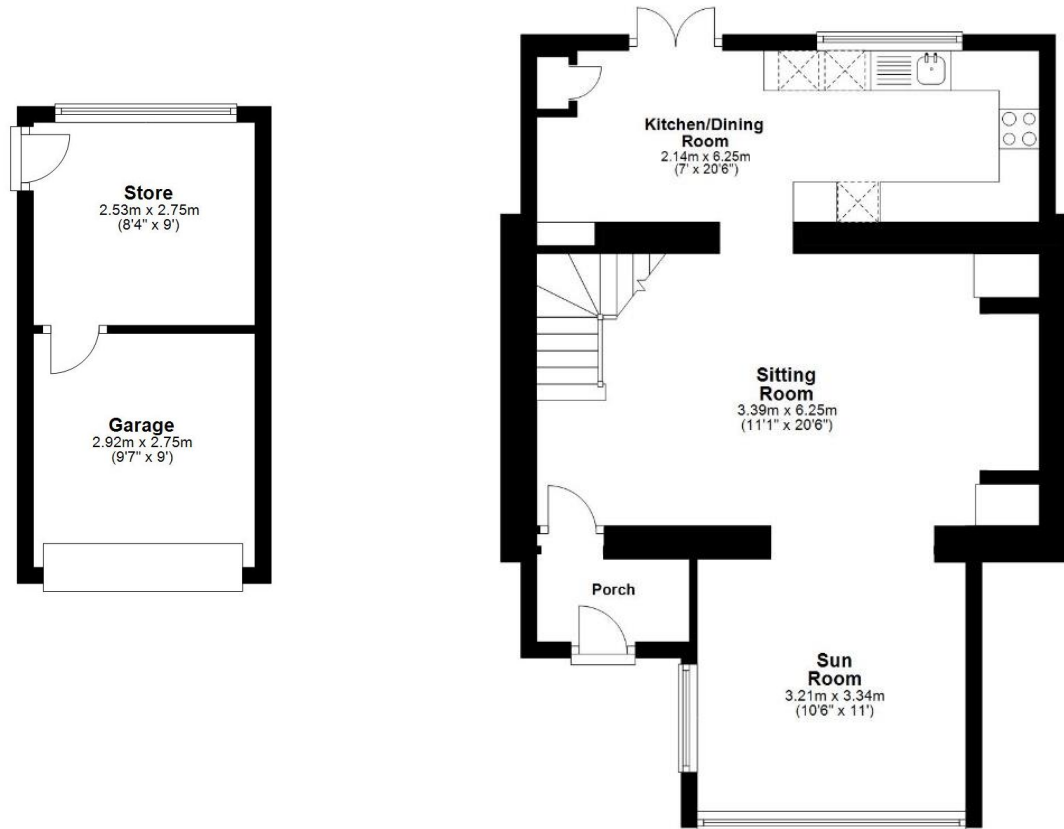


Guide Price £375,000



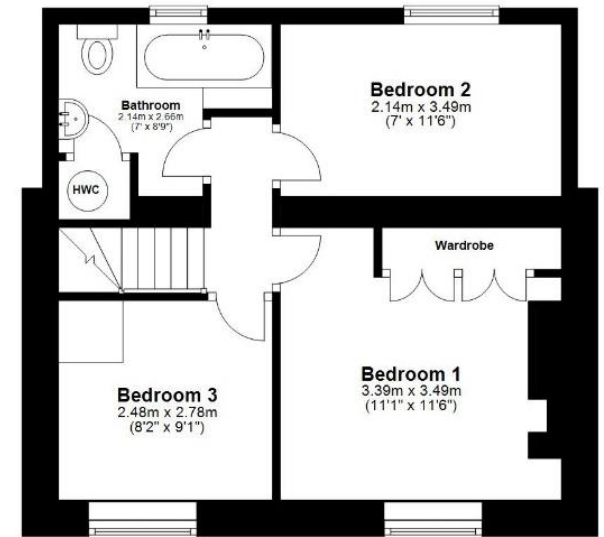
### Ground Floor

Main area: approx. 51.8 sq. metres (557.8 sq. feet)  
Plus garages: approx. 15.2 sq. metres (164.0 sq. feet)



### First Floor

Approx. 37.0 sq. metres (398.7 sq. feet)



Main area: Approx. 88.9 sq. metres (956.6 sq. feet)  
Plus garages: approx. 15.2 sq. metres (164.0 sq. feet)

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