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29 Newtown, Hullavington, Wiltshire, SN14 6EQ



A two-bedroom, terraced period cottage situated in the pretty Wiltshire village of Hullavington, complete with countryside views, a generous rear garden and off-street parking.

Entering the property via the entrance porchway, there is space to kick off muddy footwear and hanging coats before proceeding into the living room. This is a spacious area with a cottage window to the front and a charming, exposed stone focal fireplace with a wood burner inset. The room is finished with laminate flooring in a wood effect throughout and incorporated both sitting and dining areas as well as access to some understairs storage. The galley kitchen runs across the rear of the property and also flows into the conservatory extension that combines a utility area and offers French doors to access to the garden. The kitchen enjoys a collection of base units in a shaker style with solid wooden worktops and a Belfast sink, plus there is space for a gas range cooker, fridge freezer and space with plumbing for the washing machine. A cupboard to one corner of the room houses the central heating boiler.

Rising up the stairs to the first floor, there are two bedrooms and a bathroom. The master bedroom is of double size and positioned to the front of the property, with the benefit of vaulted ceilings and ample space for freestanding storage. Bedroom two is of a single size with a window to the rear that looks across the garden and countryside beyond. The room is currently used as an office. The main bathroom has a white suite, with a shower over the bath, W.C and wash basin.

Externally, there is a fantastic rear garden that borders the Wiltshire countryside that surrounds the village. The garden has an initial gravel terrace that leads directly off the house – a great area for seating and dining during the summer months. There is a lawn area beyond this which runs towards to the end of the garden where a second gravel terrace can be found bordering the Cotswold stone walled boundary, with a pedestrian gate that provides access to the footpath to the rear. To the front of the property is a gravelled driveway providing off street parking.

We understand the property is connected to mains electricity, water and drainage. Central heating is fired by independent LPG Gas Bottles. Council tax band C (Wiltshire County Council). The property is freehold.





EPC – E (39).

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.

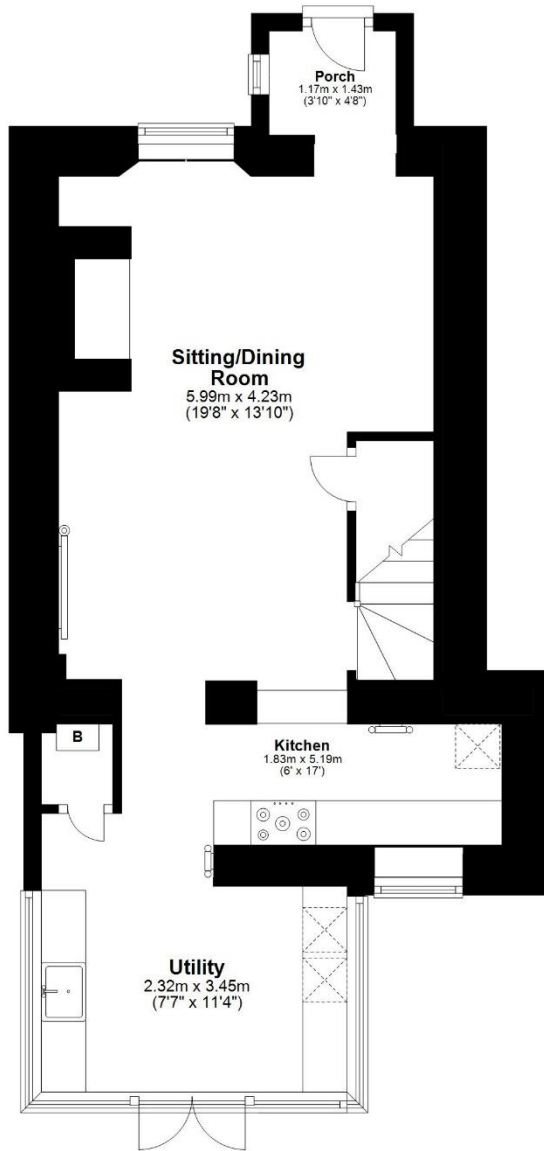


Guide Price £299,000



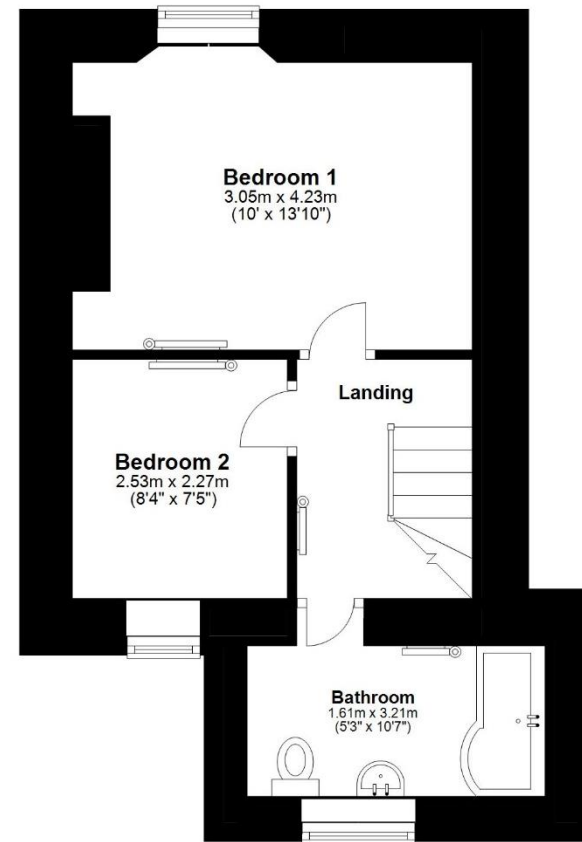
## Ground Floor

Approx. 46.6 sq. metres (501.5 sq. feet)



## First Floor

Approx. 30.6 sq. metres (329.4 sq. feet)



Total area: approx. 77.2 sq. metres (830.9 sq. feet)