



JAMES PYLE & CO.



2 Royal Field Close, Hullavington, Chippenham, Wiltshire, SN14 6DY



Detached house  
4 bedrooms  
2 reception rooms  
Kitchen/breakfast room  
Updated bathroom and en-suite  
South-west private garden  
Off-road parking and garage  
Village location with amenities



01666 840 886  
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

**Price Guide: £540,000**

Approximately 1,458 sq.ft.

‘Situated within the very heart of this excellent community driven village just a short walk to amenities, a detached 4 bedroom house with a south-west facing garden, off-road parking and a garage’

## The Property

This detached modern house is situated within the very heart of the popular village of Hullavington which has an excellent sense of community. The property is located within a mature cul-de-sac set within walking distance to amenities including the primary school and village shop. Constructed of reconstituted Cotswold stone under a tiled roof, the property has been extended and remodelled to create approximately 1,458 sq.ft. of accommodation arranged over two floors. On the ground floor, there is a spacious dual-aspect living room with an open fireplace and patio doors to the sunny garden. The fitted kitchen has been remodelled as a kitchen/breakfast room with a breakfast bar built-in whilst there is a separate dining room. Off the kitchen there is a utility room with rear access and access to the garage. From the entrance hall there is a downstairs WC and stairs up to the first

floor. The first floor comprises four good-sized bedrooms and a modern fitted family bathroom. The principal suite has built-in wardrobes and a recently refitted en-suite shower room. In front of the property there is off-road parking for two vehicles and a mature planted front garden whilst the garage provides excellent storage. The rear garden enjoys a south-west facing aspect and a great degree of privacy surrounded by high mature hedging, laid predominately to lawn with a patio terraces off the living room and utility area.

## Situation

The thriving village of Hullavington has a lively community with a primary school, general store/post office and garage, parish church, village hall, taphouse and café, and coffee shop. The market town of Malmesbury is located only 6 miles away with further amenities and an Ofsted



'Outstanding' secondary school. The independent school of Westonbirt is 15 minutes away. The larger town of Chippenham is 7 miles away for a more comprehensive range of facilities and further schooling options. The village is superbly located for the commuter with Junction 17 of the M4 only a few minutes' drive away ideal for those commuting to Swindon, Bath and Bristol and the M5. Chippenham railway station is within a 15 minutes' drive with mainline services to London Paddington. Local sporting options include golf and circuit racing at Castle Combe, horse racing at Bath, the Beaufort polo and Badminton Horse Trials at Badminton.

## Tenure & Services

We understand the property is Freehold with oil fired central heating, mains drainage, water and electricity.

## Directions

From the M4 Junction 17 head north on the A429. At the roundabout, turn left signposted to Hullavington & after about 3/4 mile turn left onto The Street into the village. Continue past the Primary School into the village, follow the road then take the left hand turn opposite the former pub into Royal Field Close. Follow the road around to locate the property shortly on the left hand side. Postcode SN14 6DY. What3words: ///offer.interests.prosper

## Local Authority

Wiltshire Council

## Council Tax Band

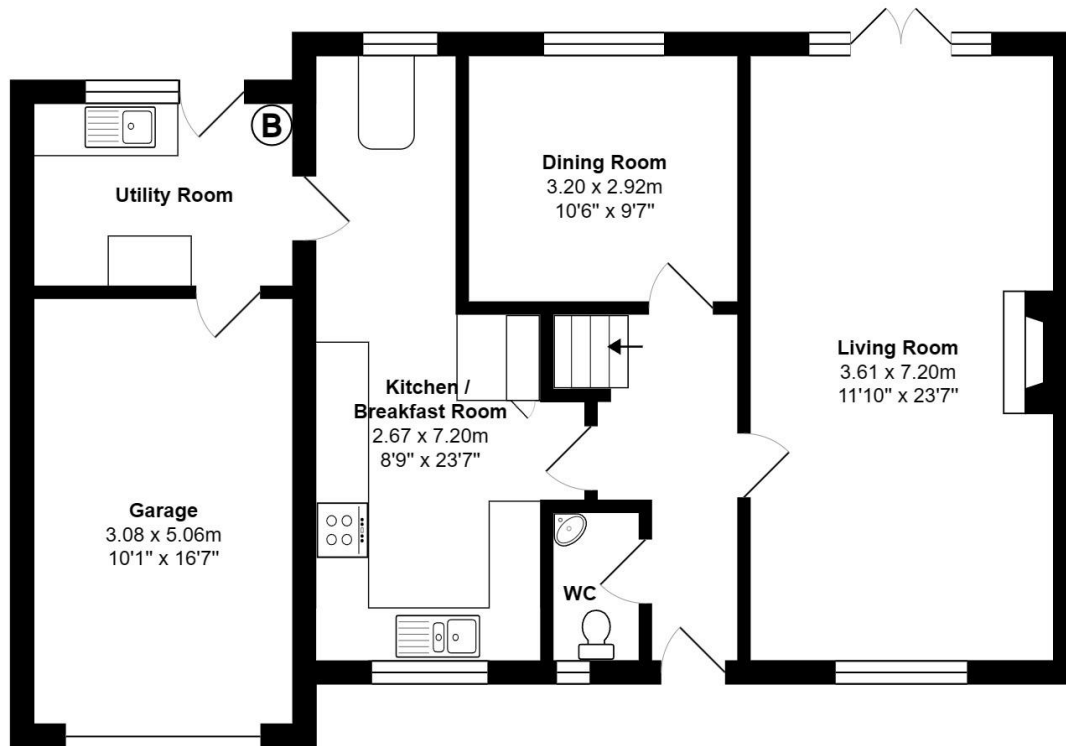
E



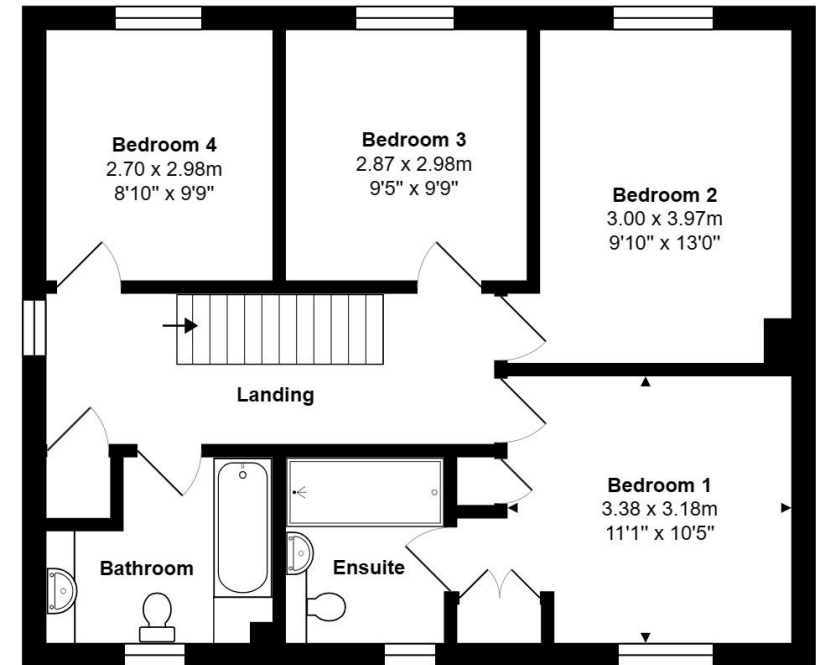


Total Area: 135.4 m<sup>2</sup> ... 1458 ft<sup>2</sup> (excluding garage)

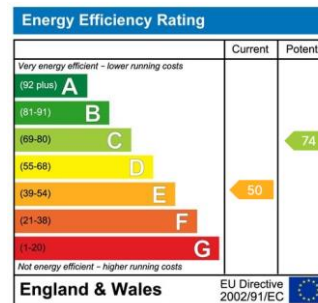
All measurements are approximate and for display purposes only



Ground Floor



First Floor



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577