



JAMES PYLE & CO



1 Chapel Corner, Hullavington, Chippenham, Wiltshire, SN14 6RT



Detached modern house  
 Small village cul-de-sac of only 6 homes  
 Spacious family sized accommodation  
 4 bedrooms  
 Living room and study  
 Kitchen open plan to the dining room  
 Bathroom and en-suite  
 Front and rear gardens  
 Large driveway and double garage



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

**Price Guide: £635,000**

Approximately 1,557 sq ft

‘Set within a small cul-de-sac comprising only 6 homes, a detached family house located just a short walk to amenities’



### The Property

This double fronted detached house is situated within a small cul-de-sac comprising only six detached homes within the popular village of Hullavington. The location is only a short level walk to amenities including the village shop and primary school. The well-configured accommodation is ideal for family living arranged over two floors and extending in all to 1,557 sq.ft.

A spacious entrance hall opens to the ground floor which consists of a front study, dual-aspect living room with wood-burning stove, and a dining room and kitchen designed as open plan to one another. The kitchen is fitted with a large breakfast bar, integrated dishwasher, hob, double oven and fitted space for an American style fridge freezer. A downstairs WC is located off the hallway. The first floor benefits from new carpets and there are four double bedrooms, three of which with built-in wardrobes. The modern fitted

bathroom has a shower over the bath. The principal bedroom has a dressing area and adjoining en-suite shower room.

Externally, the property benefits from front and rear gardens with an additional area located across the lane which has been partially gravelled to provide even more parking. The driveway has just been resurfaced and can park a number of vehicles in addition to the double garage which has lighting, power and eaves storage above. The rear south-east facing garden is bound by stone walling and timber fencing and is laid mostly to lawn with a patio terrace and raised timber beds. A newly constructed timber garden outbuilding houses a hot tub area and has power connected.

### Situation

The thriving village of Hullavington has a lively community with a Primary School, General Store/Post Office and Garage, Parish Church,

Village Hall, Micro-brewery, and Coffee Shop. The market town of Malmesbury is located only 6 miles away with further amenities and an Ofsted 'Outstanding' secondary school whilst the larger town of Chippenham is 7 miles away for a more comprehensive range of facilities. 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 regular mainline services to London Paddington.

### Additional Information

The property is Freehold with oil-fired central heating, mains drainage, water and electricity. Ultrafast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band F.

### Directions

From the M4 Junction 17 head north on the A429 towards Malmesbury. At the roundabout, turn left signposted to Hullavington and proceed over the next roundabout then after about 3/4 mile turn left into the village. Pass the primary school and take the second left hand turn into Watts Lane. Then take the second right into Chapel Corner and locate the property immediately on the left.

Postcode SN14 6RT

What3words ///gentlemen.sleepless.sliders







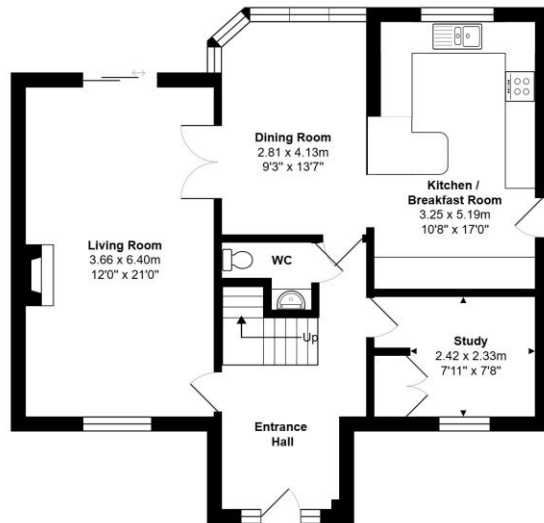


House Area: 144.7 m.sq ... 1557 sq.ft

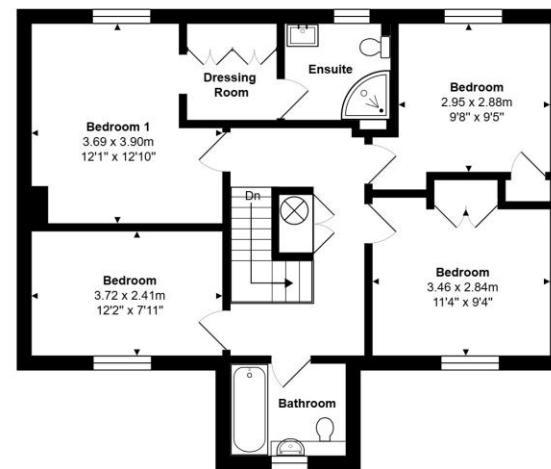
Total Area: 173.6 m<sup>2</sup> ... 1869 ft<sup>2</sup> (excluding garden outbuilding)

All measurements are approximate and for display purposes only

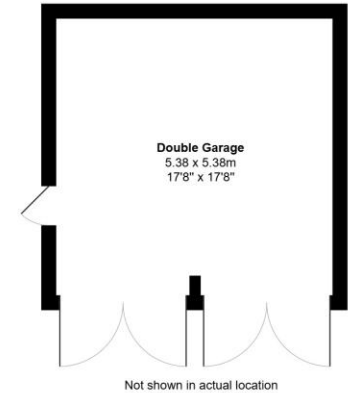
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



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