



Edenhurst Cottage, 13 Watts Lane, Hullavington, Wiltshire, SN14 6DZ

Semi-detached house
No-through lane in the village centre
Amenities within walking distance
Scope to update
3 bedrooms
Large reception room
Good-sized rear garden
Private off-street parking
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £295,000

Approximately 1,167 sq.ft

‘Set down a no-through lane in the heart of the village close to amenities, a semi-detached 3 bedroom house with excellent potential to improve’

The Property

This semi-detached house is tucked down a no-through lane in the very heart of the village of Hullavington, close to amenities. The property presents as a canvas ready for the next owners to put their stamp on it with potential to update and even extend, subject to planning.

The accommodations extends to around 1,167 sq.ft across three floors. The ground floor comprises a large reception room with wood-burning stove, a kitchen and adjoining lean-to with patio doors connecting to the garden. On the first and second floor, there are three bedrooms and a bathroom equipped with both a shower and bath.

The property benefits from private off-

street parking for two cars over a front gravelled driveway. The mature rear garden is of good-sized with a large timber workshop.

Situation

The thriving village of Hullavington has a lively community with a primary school, village shop/post office and garage, parish church which hosts coffee mornings, and a village hall which offers a pre-school option as well as regular exercise classes and hosts games nights. Located on the rural edge of the village there is the Flying Monk taproom and café. 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 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 C.

Directions

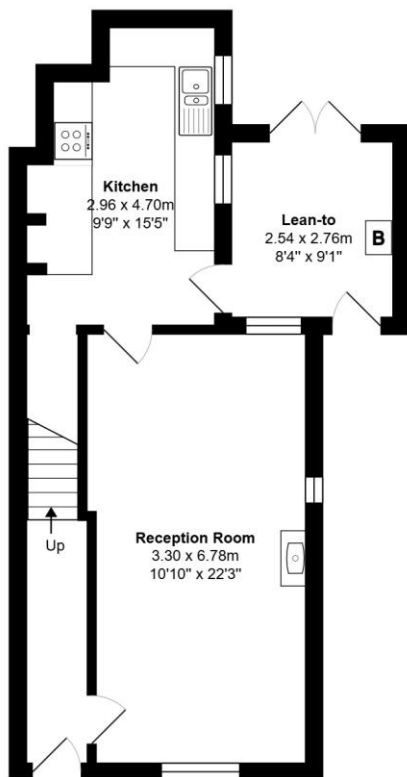
From the M4 Junction 17 head north on the A429. By the former hangars, turn left signposted to Hullavington & after about 3/4 mile turn left into The Street. Continue pass the Primary School into the village and take the second left hand turn into Watts Lane and follow the road round to locate the property on the left-hand side with parking in front.

Postcode SN14 6DZ

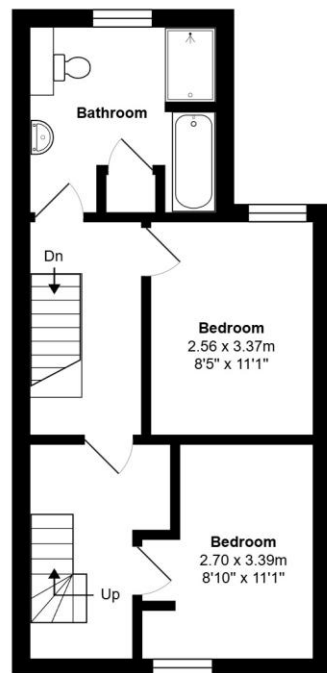
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Ground Floor

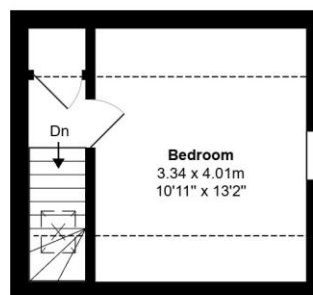


First Floor



Total Area: 108.5 m² ... 1167 ft²

All measurements are approximate and for display purposes only



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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