

JAMES PYLE<sup>®</sup>



**Honeysuckle Cottage, 35 The Street, Hullavington, Chippenham, Wiltshire, SN14 6DP**

Detached period cottage  
Well-appointed and maintained  
3 bedrooms  
2 receptions and conservatory  
Fitted kitchen  
Bathroom and shower room  
Sunny garden  
Gated private parking  
Centre of the community position  
No onward chain



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: £500,000**

Approximately 1,308 sq ft

**'Situated in the heart of this village community close to amenities, this charming detached period cottage has been superbly maintained'**

## The Property

Honeysuckle Cottage is a charming detached period cottage situated in the very heart of the excellent community of Hullavington with village amenities located in easy striking distance. The cottage has been superbly well looked after during its ownership and is available to the market with no onward chain. Benefits include triple glazed windows throughout and an upgraded oil-fired heating system.

The well-presented accommodation extends to around 1,308 sq.ft. The ground floor layout includes two reception rooms with fireplaces, and a fitted kitchen. There is a conservatory overlooking the garden which has central heating for use all year around. A shower room completes the ground floor with a cupboard fitted to house the washing machine. On the first floor there are three bedrooms comprising two doubles

and a single, and a generous family bathroom.

The delightful garden lies to the south and west of the cottage benefitting from the sun all day. The garden is laid predominately to lawn and is fully enclosed for a good degree of security. There is a stone-built garden store. Double timber gates open to a gravelled driveway accessed off Frog Lane providing private off-street parking.

## 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.

## Directions

The cottage is located in the centre of the village on the corner of Frog Lane by the shop.

Postcode SN14 6DP

What3words: //agreeable.shut.models

## Additional Information

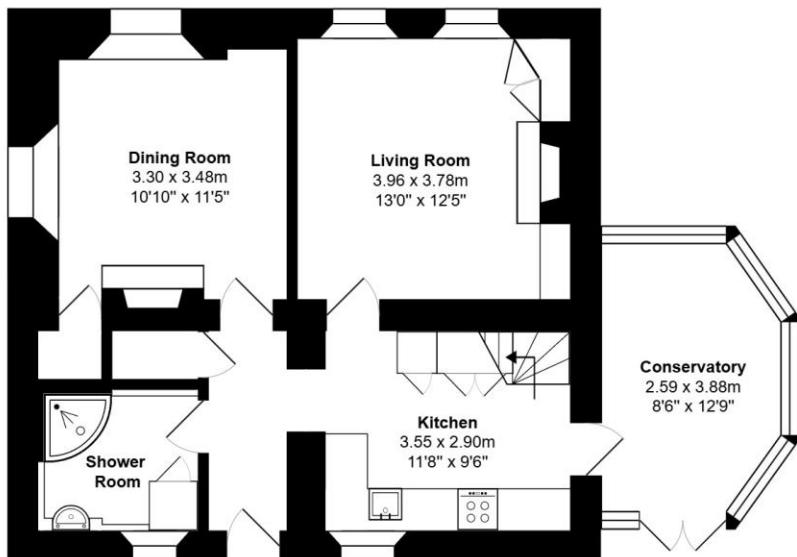
The property is Freehold with oil-fired central heating, mains drainage, water and electricity. Ultrafast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire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



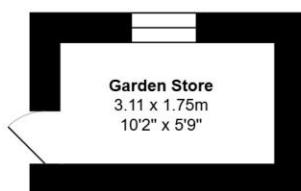


Total Area: 121.5 m<sup>2</sup> ... 1308 ft<sup>2</sup> (excluding garden store)

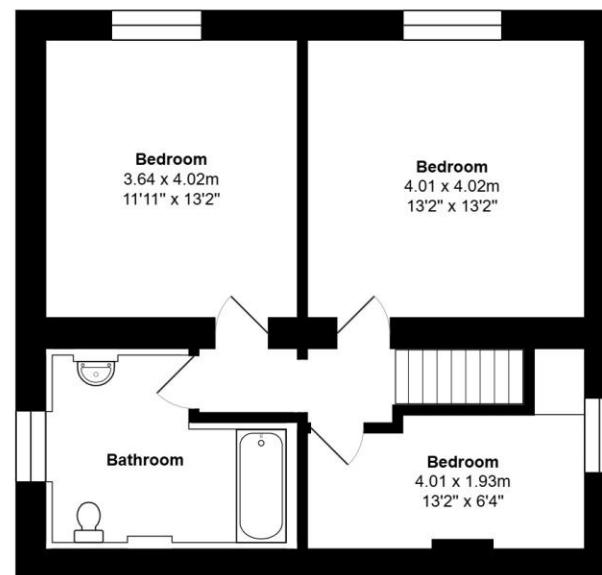
All measurements are approximate and for display purposes only



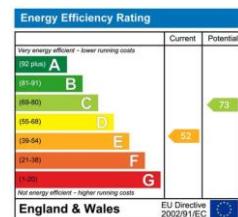
**Ground Floor**



**Garden Store**  
3.11 x 1.75m  
10'2" x 5'9"



**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**