



📍 8 Old Farm Close, Hullavington, Wiltshire, SN14 6FD

🔗 Guide Price £425,000

A beautifully appointed three bedroom contemporary styled home situated in a unique village setting.

- Stunning Contemporary Style Home
- Built In 2016 To An Outstanding Specification
- Delightful Village Cul De Sac
- Three Bedrooms
- Charming Sitting Room With Fireplace
- Beautiful Kitchen/Dining Room With Neff Integrated Appliances
- Family Bathroom+ En Suite
- Driveway With Parking For Two Cars
- Air Source Heating
- Easy To Maintain & Secluded South Facing Garden

🏠 Freehold

🏠 EPC Rating B



8 Old Farm Close forms part of an outstanding and exclusive cul-de-sac located in the heart of this thriving village. Beautifully designed and traditionally built to the highest specification by Coln Residential in 2016, the current owners have implemented many tasteful enhancements to include a range of bespoke built-in bedroom furniture in two of the bedrooms. Bespoke, hand crafted kitchen and bathrooms by Sky Interiors, complemented by Neff integrated appliances and Villeroy & Boch Sanitary Ware, indicate attention to detail and quality of build.

Specification includes an Air Source heating system feeding central heating and hot water systems and high thermal insulation double glazed windows. The interior is arranged over two floors comprising a hallway with cloakroom, a charming sitting room with feature fireplace and a beautifully appointed kitchen/dining room complemented by an induction hob, double oven, dishwasher, washing machine and fridge/freezer. There are three bedrooms, the master benefitting from an en suite shower room and a family bathroom on the first floor. The landscaped rear garden enjoys a delightful south facing aspect and has been designed for low maintenance. A flagstone patio extends to the rear bordered by an attractive raised bed and a drystone boundary wall which provides privacy. There is side access via a wrought iron gate onto the driveway, providing off street parking for two cars.

SITUATION

The property occupies a central position in the popular village of Hullavington. The village has a thriving community and a good number of amenities including a post office/general store, garage, primary school and church. More comprehensive facilities can be found in the nearby towns of Chippenham (7 miles) to the south or Malmesbury (5 miles) to the north. Malmesbury is a thriving, pretty town offering a wealth of buildings of architectural interest, including its ancient Abbey, whilst also having a wide range of shops and restaurants, schooling and leisure facilities. Early tributaries of the River Avon pass around the town and pretty walks and the countryside are close at hand. There are public transport services and good road links to the larger towns of Cirencester, Swindon, Bath and Bristol, with Junction 17 of the M4 being only three miles south. Trains from Chippenham (7 miles) and Kemble (8 miles) link with London Paddington within approximately 1 hour.

PROPERTY INFORMATION

Tenure: Freehold

Mains water, electricity, Air Source Heating System.

Council Tax Band: D

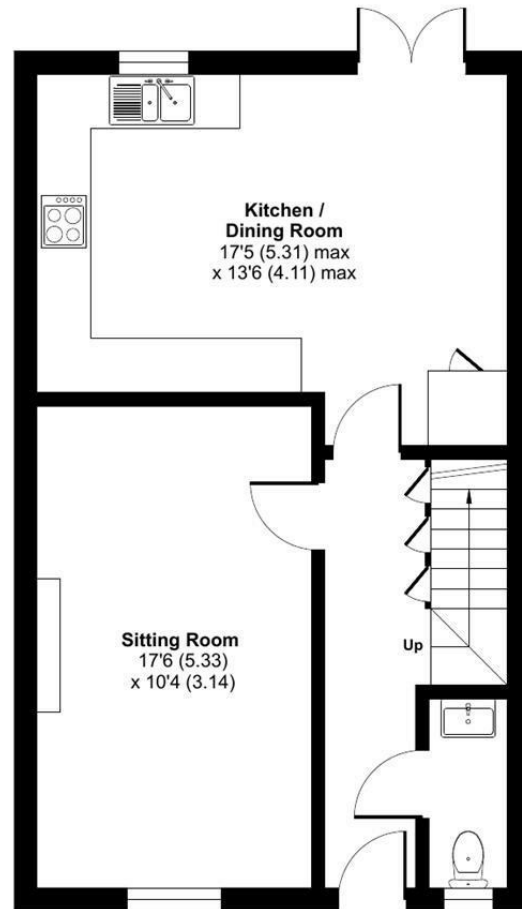
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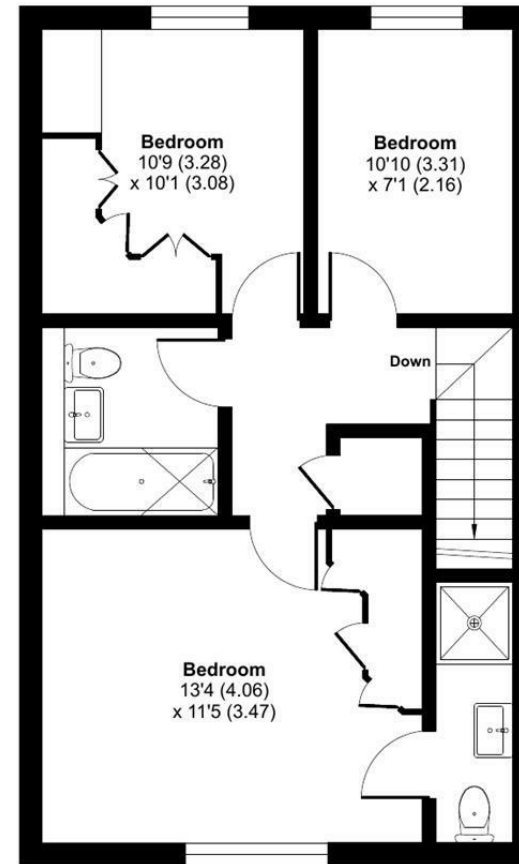
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Approximate Area = 1010 sq ft / 93.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Strakers. REF: 1333084

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