HAMBLETON
GATE

Hambleton Gate, Corston, Wiltshire, SN16 0HF

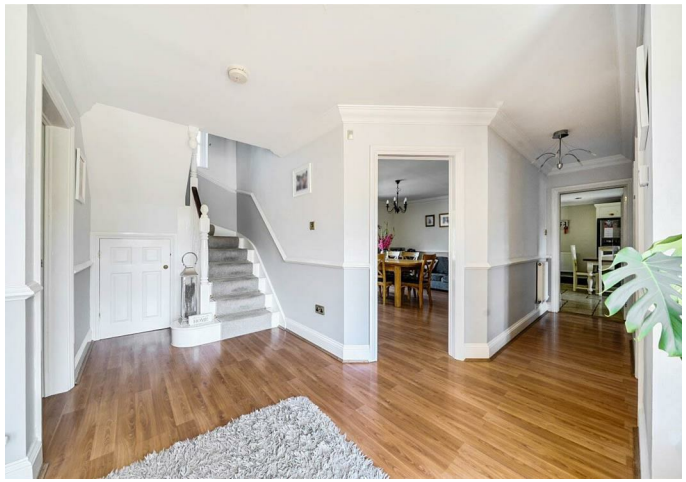
Guide Price £865,000

A magnificent barn style home set on a bold plot of approximately 1/3 acre, providing superb accommodation, in a delightful setting with stunning views over the surrounding countryside.

- Imposing Barn Style Home
- Private & Secluded Setting
- Four Double Bedrooms
- Two En Suite + Family Bathroom
- Three Reception Rooms
- Kitchen/Breakfast Room + Utility
- Driveway + Detached Double Garage
- Flagstone Patio To Rear With Bar
- Large Gardens Of 1/3 Acre Backing Onto Farmland
- No Onward Chain

Freehold

EPC Rating D



Hambleton Gate is an individual village home, built in 1998 in the style of a traditional barn conversion. The well-presented accommodation is arranged around a central reception hall with a cloakroom/WC. The ground floor includes a spacious living room with a multi-fuel stove, a separate dining room, study, and a versatile bedroom with an en-suite shower room.

The kitchen/breakfast room and utility room have been refitted with a comprehensive range of solid wood units, integrated appliances, and ample storage.

On the first floor, the principal bedroom benefits from an en-suite bathroom, complemented by two further double bedrooms and a family bathroom.

Outside, the generous rear garden enjoys open rural views and provides a high degree of privacy. A full-width flagstone patio creates an excellent space for outdoor dining and entertaining, with the addition of a small outside bar.

To the front, a gravel driveway provides ample off-road parking and leads to a detached double garage. Planning permission was granted in April 2022 for the conversion of the garage's first floor into annexe accommodation; although this permission has since lapsed, it may indicate potential for a future application, subject to the necessary consents.

SITUATION
Situated on the rural edge of the village of Corston, at the far end of a private cul de sac of just two other properties, allowing easy access onto the M4 motorway network. Full of picturesque medieval architecture and the quaint Gauze Brook, a tributary of the River Avon, which meanders through the local countryside; this small village has charm and visual appeal in equal measure. Corston is a small village located midway between the M4 and the historical town of Malmesbury, which is officially recognised as England's oldest borough. Situated on the edge of the Cotswolds, surrounded by two branches of the River Avon, it boasts buildings of golden Cotswold stone and beautiful river walks. Famous for its ancient Abbey and elaborate 15th century Market Cross, the town may well have history round every corner but is also bursting with life, enjoying excellent independent shops, award winning primary and seconadry schools, a Waitrose, charming cosy pubs, friendly cafes, regular farmers' markets and a busy local events schedule. The establishment of the Dyson design and development headquarters on the edge of the town means that Malmesbury is now a centre for technical innovation, allowing the town to truly describe itself as both ancient and modern. Malmesbury is five miles north of the M4 (Junction 17) so within easy commuting distance of Bristol, Bath, Cheltenham and Swindon. Mainline trains from Chippenham 7 miles and Kemble 10 miles link with London Paddington within approximately 1 hour.

PROPERTY INFORMATION
Tenure: Freehold

EPC Rating: D

Council Tax Band: G

Mains water, drainage, electricity

FLOORPLANZ © 2013
0845 6344080 Ref 104863

This plan is for layout guidance only. Not drawn to scale, unless stated. Windows & door openings are approximate.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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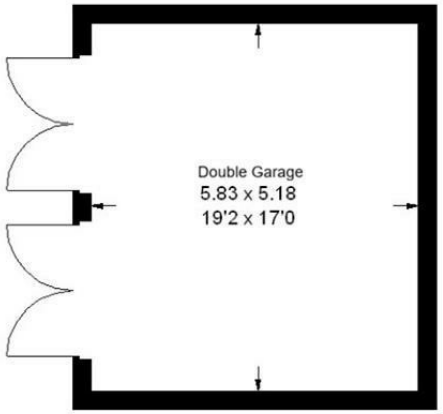
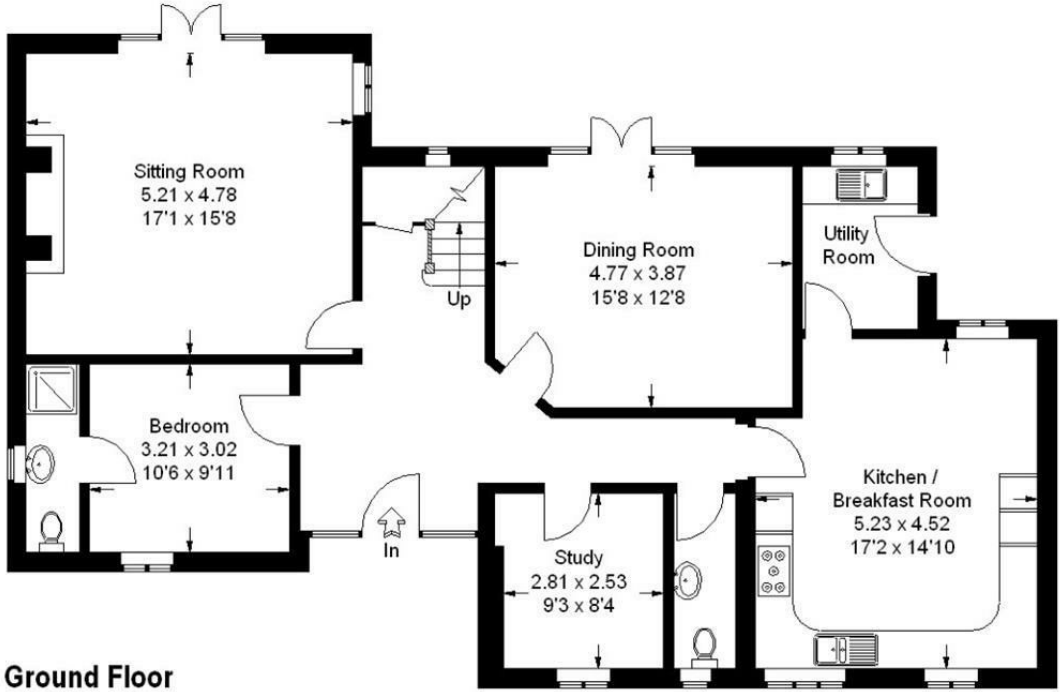
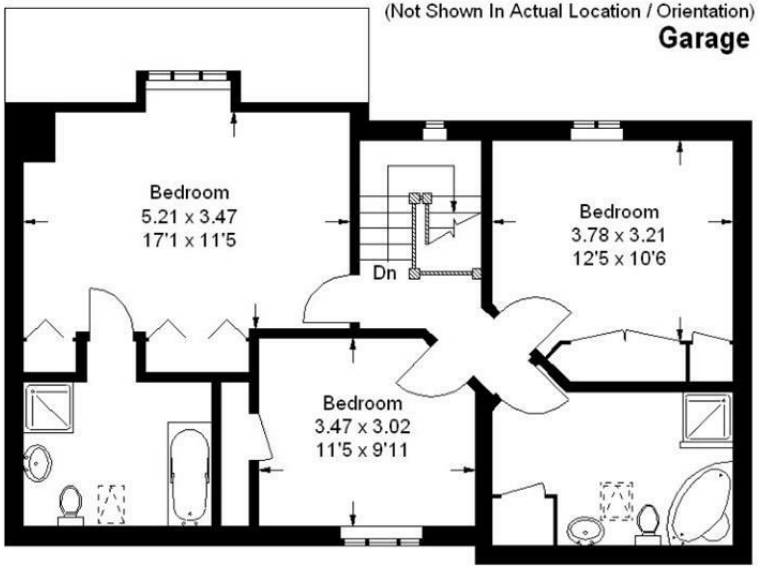
Approximate Gross Internal Area = 192 sq m / 2067 sq ft
Garage = 31 sq m / 334 sq ft
Total = 223 sq m / 2400 sq ft



(Not Shown In Actual Location / Orientation)
Garage



Ground Floor



First Floor

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