# The Street, Chippenham, SN14 6DP

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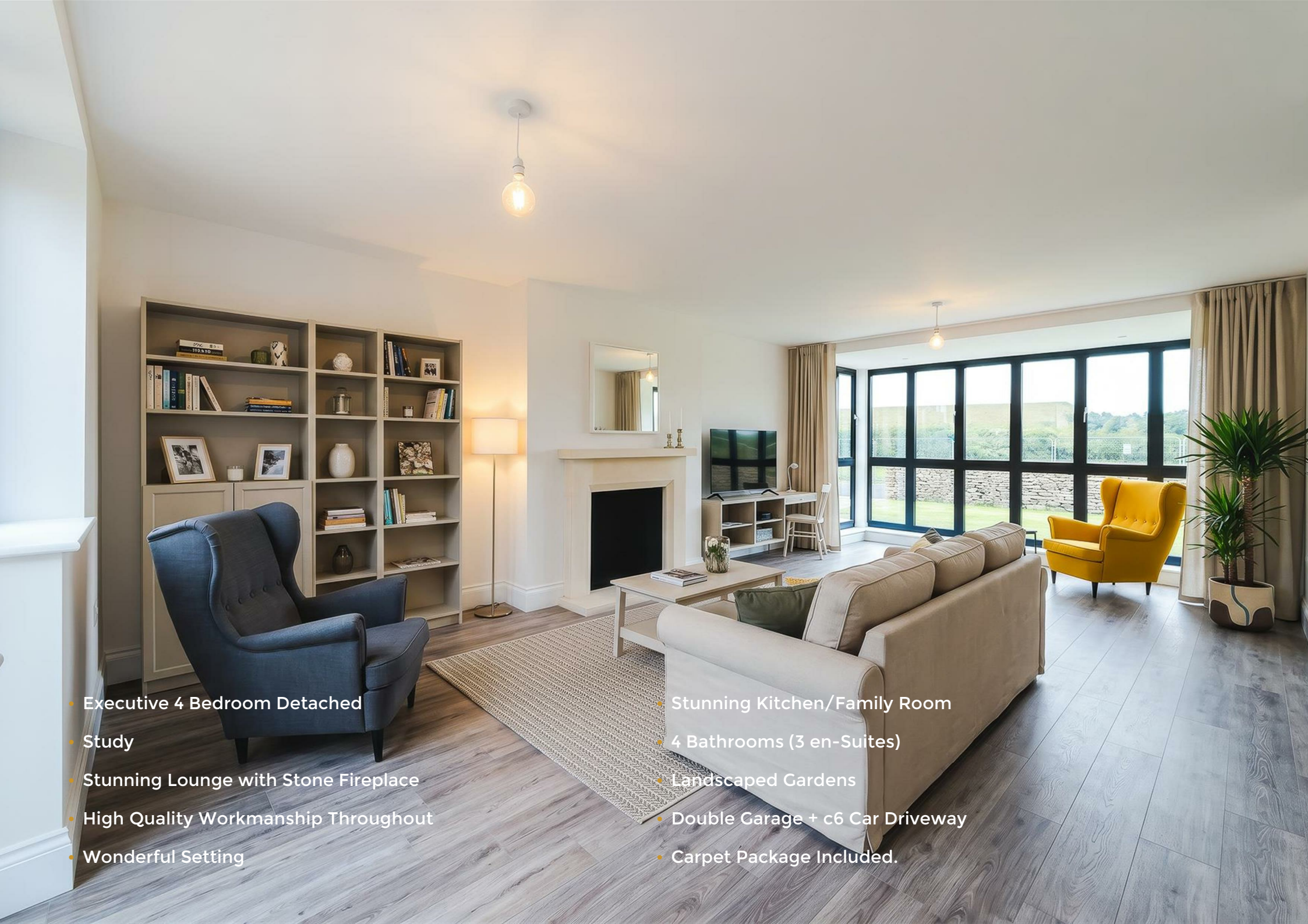
PROPERTY SALES & LETTINGS



- Executive 4 Bedroom Detached
- Study
- Stunning Lounge with Stone Fireplace
- High Quality Workmanship Throughout
- Wonderful Setting
- Stunning Kitchen/Family Room
- 4 Bathrooms (3 en-Suites)
- Landscaped Gardens
- Double Garage + c6 Car Driveway
- Carpet Package Included.

# 25c The Street
# Chippenham, SN14 6DP

## £935,000

AN EXCEPTIONAL PAIR OF BRAND NEW EXECUTIVE HOMES IN A PRIVATE AND ENVIABLE VILLAGE SETTING

Tucked away down a private lane just off The Street in the highly regarded Wiltshire village of Hullavington, these two individually designed executive homes represent a rare opportunity to acquire a substantial new residence built to an exacting standard in an outstanding semi-rural position. Enjoying delightful views across a neighbouring smallholding, the properties combine modern luxury, energy efficiency and village living at its very best.

Constructed by a highly respected local developer with an emphasis on quality craftsmanship and attention to detail, these impressive homes have been thoughtfully designed for modern family life. The heart of each property is a magnificent open-plan Kitchen/Family Room, creating a superb space for both everyday living and entertaining. The beautifully appointed kitchens feature an extensive range of premium cabinetry complemented by Silestone worktops and a selection of high-quality integrated appliances from leading brands, delivering both style and practicality in equal measure.

The accommodation is arranged over two floors and offers generously proportioned rooms throughout, with an abundance of natural light and a layout ideally suited to contemporary family living. Particular attention has been paid to comfort and efficiency, with air source heat pump technology providing underfloor heating throughout the property, ensuring economical running costs and year-round comfort.

Externally, the homes continue to impress with professionally landscaped gardens designed to provide attractive outdoor living spaces whilst remaining easy to maintain. Each property benefits from a detached double garage together with extensive driveway parking for up to six vehicles, a feature rarely found in modern developments.

Hullavington remains one of North Wiltshire's most desirable villages, offering the perfect balance between countryside tranquillity and excellent connectivity. Situated approximately three miles from Junction 17 of the M4 motorway, the village provides convenient access to Bristol, Bath, Swindon and the wider motorway network. The thriving market towns of Malmesbury and Chippenham are both within easy reach, whilst mainline rail services from Chippenham offer direct links to London Paddington.

The village itself enjoys a strong community spirit and offers a range of local amenities including a village shop and post office, primary school, church, village hall, garage and popular public house. Hullavington's rich history dates back to the Domesday Book, whilst today it remains a vibrant and welcoming community surrounded by some of Wiltshire's most attractive countryside. The area is renowned for its network of footpaths, bridleways and country walks, making it particularly appealing to those seeking a rural lifestyle without sacrificing accessibility.

These exceptional homes offer a unique combination of superior specification, generous accommodation, energy-efficient design and a highly sought-after village location. Rarely do newly constructed properties of this calibre become available in such an attractive setting, making early enquiry highly recommended.

### Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

### Council Tax: Wiltshire Council

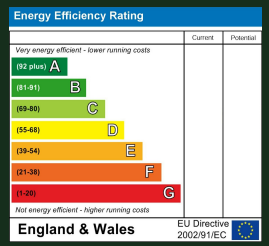
Tax Band New Build For information on tax banding and rates, please call Wiltshire Council

### Tenure

Freehold

### Management Fee: c £100-£150 p/a -Tbc

### Energy Efficiency Rating (England & Wales)




NB: Some of the images have been staged using AI & taken from the neighbouring property

**Double Garage**
Total Area 36.7 m² ... 395 ft²

**Ground Floor**
Total Area 129.1 m² ... 1389 ft²

**First Floor**
Total Area 79.1 m² ... 851 ft²

Total Area: 202.8 m² ... 2183 ft² (excluding balcony, double garage)

Disclaimer:
These floor plans are provided for guidance only and are not to scale.
All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.
Prospective purchasers or tenants should satisfy themselves by inspection or independent verification.
Fixtures, fittings, furniture, and appliances shown are indicative only and may not be included in the sale or letting.
Neither the seller, landlord, nor the estate agent accepts responsibility for any inaccuracies or omissions.

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