



Hopton Rise
MALMESBURY



Hopton Rise, Malmesbury SN16 0BX

allen & harris

welcome to

Hopton Rise, Malmesbury

THE KINGTON - This stunning three-bed semi-detached dazzles with high-spec finishes in a sought-after town. Sleek, stylish, and versatile. Reserve off-plan today—your perfect home awaits! Contact us now!



This stunning brand new home by Cotswold Homes offers a perfect blend of traditional charm and modern convenience. Thoughtfully designed with elegant architecture and spacious interiors, it provides a warm and welcoming atmosphere from the moment you step inside. Built to high energy efficiency standards, the home ensures comfort and sustainability throughout the seasons. Every detail has been carefully considered, with premium finishes and stylish fittings included as standard. As part of a family-run business, Cotswold Homes is committed to delivering quality and care, offering a personalised buying experience and peace of mind with a 10-year NHBC Buildmark Warranty. Ideal for families, professionals, or those looking to downsize, this home is part of a beautifully planned development in a desirable location, offering both community and convenience.

Location

Malmesbury, one of the oldest boroughs in England is a thriving historic town situated in an ideal location for easy access to the M4, and within easy reach of Cirencester, Swindon, Bristol, Cheltenham and Bath. There are a good range of shops including a new, recently opened Waitrose store, hotels, eateries, leisure and sporting facilities, primary and secondary schools in the town, and numerous historical buildings of interest including Malmesbury Abbey and The Market Cross, situated in the heart of the town. Within the local area a number of places of interest including the world famous Westonbirt Arboretum with 18 thousand trees and shrubs in some 600 acres of beautiful landscaped grounds.

Entrance Hall

Cloakroom

Drawing Room

18' 9" x 10' 10" (5.71m x 3.30m)

Kitchen/Dining Suite

18' 9" x 9' (5.71m x 2.74m)

Boot Room

Landing

Principal Suite

13' 8" x 9' 8" (4.17m x 2.95m)

En-Suite

Bedroom Two

11' x 9' 11" (3.35m x 3.02m)

Bedroom Three

11' x 8' 5" (3.35m x 2.57m)

Family Bathroom

Garden

Exterior

Multi-Point Lock GRP door with contemporary glazing.
Painted finish in Baytree Green
PIR light fittings to front and rear
External double socket
Fully enclosed rear garden with fencing or wall, dependent on plot



view this property online allenandharris.co.uk/Property/CHP111749



welcome to

Hopton Rise, Malmesbury

- FLOORING INCLUDED AND MORE!
- Three Bedroom Semi-Detached House
- Kitchen/Dining Suite featuring SMEG Appliances and Symphony Fittings*
- Visit the Sales Office to discuss incentives!
- What3Words: also.bookcases.record

Tenure: Freehold EPC Rating: Exempt

£440,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CHP111749



Property Ref:
CHP111749 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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