2 Mere Avenue, Hullavington, Wiltshire, SN14 6EW

Guide Price £550,000

Set amid attractive landscaped gardens, a magnificent village bungalow with beautifully appointed and versatile accommodation.

- Spacious Detached Bungalow
- Heart Of Village With Delightful Outlook
- Beautifully Appointed Throughout With An Impressive Specification
- Two Double Bedrooms
- Magnificent Open Plan Living Space
- Redesigned Kitchen/Dining Room
- New Boiler, Oil Tank & Electrics
- Attractive Landscaped Gardens With Garden Room
- Attached Garage + Roller Door
- Broad Frontage With Ample Parking On Driveway

Freehold

EPC Rating D

A detached bungalow situated in a quiet cul-de-sac close to the centre of this picturesque village, which has a range of local amenities and an active community.

The current owners have carried out a comprehensive programme of refurbishment and modernisation, including a redesigned open-plan kitchen/dining room, replacement windows, a new shower room and professionally landscaped front and rear gardens.

The tastefully presented accommodation comprises an entrance hall, a double-aspect sitting room with views over the front garden and village green, and a recently redesigned kitchen/dining room with a range of built-in appliances, including a ceramic hob, eye-level oven and grill.

There are two double bedrooms, both with built-in wardrobes, together with a modern shower room and cloakroom.

Outside, the rear garden has a large flagstone patio extending across the full width of the property, with a lawn, gravel border and pathway, a selection of fruit trees and barked shrub beds. The garden is enclosed by fencing.

A detached garden room/studio provides additional flexible space suitable for use as a home office, games room or further sitting area.

The front garden has a wide frontage and provides access to the attached garage, which has an electronically operated roller door. There is also ample off-road parking and turning space.

SITUATION
The property occupies a convenient position for all village amenities, 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

EPC Rating: D

Council Tax Band: D

Mains water, electricity, oil fired heating.

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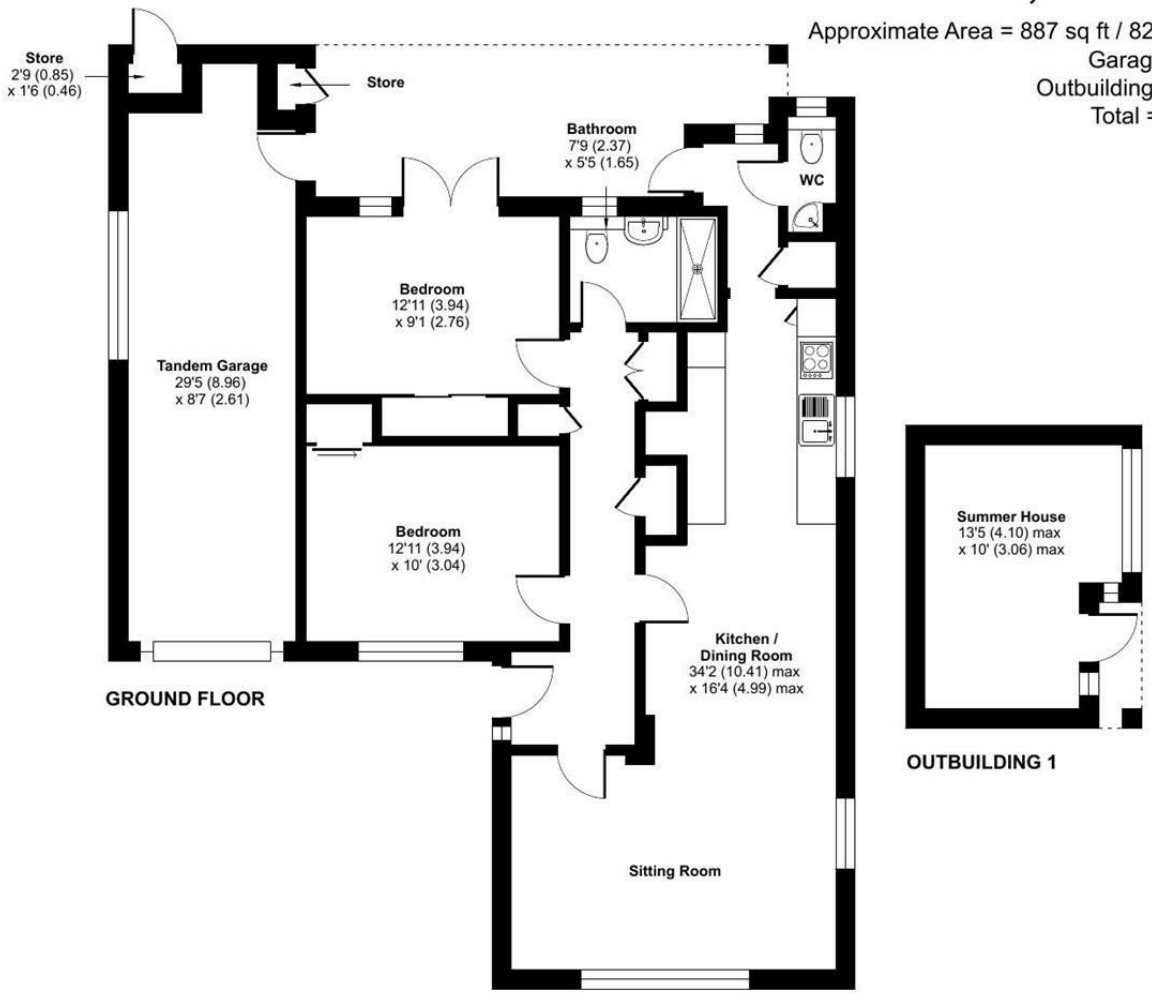
Approximate Area = 887 sq ft / 82.4 sq m (excludes store)
Garage = 236 sq ft / 21.9 sq m
Outbuildings = 125 sq ft / 11.6 sq m
Total = 1248 sq ft / 115.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Strakers. REF: 1525810

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