



Hopton Rise
MALMESBURY



The Dyrham Superb, Park Road ,Malmesbury, SN16 0BX


allen & harris

welcome to
**The Dyrham Superb, Park Road,
Malmesbury**

- A fantastic opportunity to purchase a luxury build from renowned developer Cotswold Homes
- Four Bedroom Detached House
- Kitchen/Family/Dining Suite featuring SMEG Appliances and Symphony Fittings*
- En-Suite to Master & Bathroom featuring touches of Hansgrohe and Roca*
- Visit the Sales Office to discuss incentives!

Tenure: Freehold EPC Rating: Exempt

£675,000

THE DYRHAM SUPERB A stylish new home by Cotswold Homes, combining classic charm, modern comfort, and energy efficiency—complete with premium finishes and a 10-year NHBC warranty.



view this property online allenandharris.co.uk/Property/CHP111619

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.



Property Ref:

CHP111619 - 0002

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Entrance Hall

Cloakroom

Drawing Room

16' 6" x 11' 5" (5.03m x 3.48m)

Kitchen/Family/Dining Suite

23' 11" x 23' 5" (7.29m x 7.14m)

Boot Room

Landing

Principal Suite

11' 9" x 11' 7" (3.58m x 3.53m)

En-Suite

Bedroom Two

11' 10" x 10' 8" (3.61m x 3.25m)

Bedroom Three

10' 10" x 9' 5" (3.30m x 2.87m)

Bedroom Four

9' 6" x 7' 11" (2.90m x 2.41m)

Family Bathroom

Garden

Exterior



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