



📍 2 Old Farm Close, Hullavington, Wiltshire, SN14 6FD

🏠 Guide Price £435,000

A modern three bedroom, two bathroom, semi-detached home, superbly positioned in a quiet and sought after cul-de-sac within Hullavington, benefitting from landscaped, low-maintenance rear garden, single garage and driveway parking. No Onward Chain.

- Attractive Three Bedroom Semi-Detached House
- No Onward Chain
- Spacious & Modern Accommodation
- Light & Open Kitchen / Dining Room with Integrated Appliances
- Two Generous Double Bedrooms, One Further Single
- Principal Bedroom with Fitted Wardrobes & Stylish En-Suite Shower Room
- Contemporary Cloakroom & Family Bathroom
- Private, Landscaped, Low-Maintenance Rear Garden
- Single Garage & Driveway Parking
- Quiet Cul-De-Sac within Popular Village of Hullavington

🏡 Freehold

🏠 EPC Rating C



Superbly tucked away in an exclusive, highly coveted cul-de-sac in the heart of Hullavington, this home was bespoke-built in 2016 by the acclaimed Coln Residential. It offers a rare opportunity to own a high-specification home that feels both "light and airy" and incredibly cozy.

The accommodation is arranged over two levels, and briefly comprises; entrance hall, cloakroom, generous sitting room with a focal electric fireplace—ideal for winter evenings, the social hub of the home is the kitchen/dining room, finished to a premium standard with integrated appliances (induction hob, double oven, and more).

To the first floor are three beautifully finished bedrooms, including the principal bedroom with a private en-suite shower room and fitted wardrobes, plus the stylish family bathroom.

Externally, the rear garden is a masterclass in "low maintenance, high impact." With an Easterly facing aspect, the garden is bathed in light throughout the morning, whilst the flagstone patio is perfect for al fresco dining. To the front is a single garage and off-road driveway parking.

#### **Situation**

The property occupies a central position 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

Council Tax Band: D

Mains Water, Electricity & Drainage

Air Source Heating System

EPC Rating: C



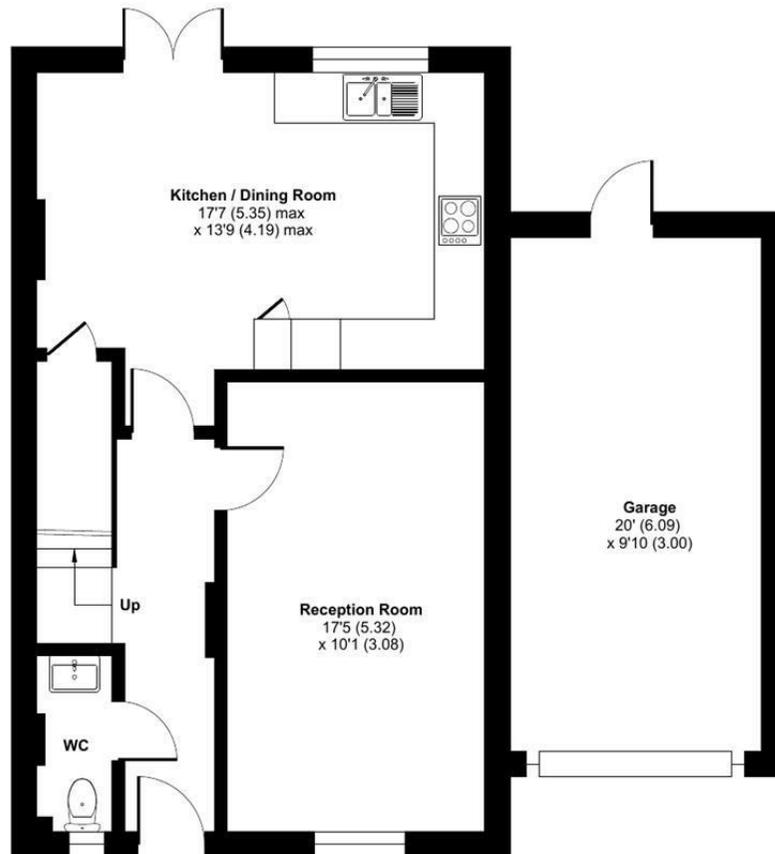
# Hullavington, Chippenham, SN14

Approximate Area = 1036 sq ft / 96.2 sq m

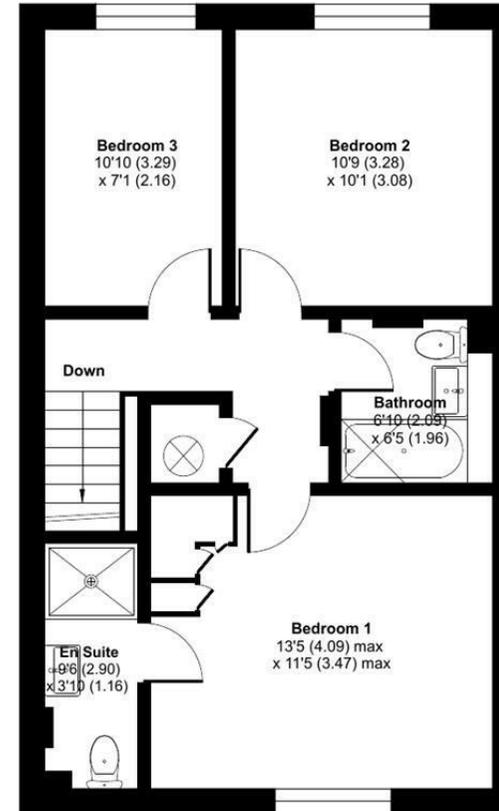
Garage = 197 sq ft / 18.3 sq m

Total = 1233 sq ft / 114.5 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2026. Produced for Strakers. REF: 1405018

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