



📍 Laburnum Cottage, 14 The Street, Hullavington, Wiltshire, SN14 6EF

🏠 Guide Price £615,000

A magnificent country cottage located in the heart of the village, restored to an outstanding specification yet retaining character and detail typical of the period.

- Stunning Country Cottage
- Retains Character With Modern Refinements
- Beautifully Presented Throughout
- Magnificent Open Plan Kitchen/Dining Room
- Three Generous Double Bedrooms
- Family Bathroom + En Suite Shower Room
- Two Reception Rooms With Period Features
- Large Established Front and Rear Gardens
- Off Road Parking For Two Cars
- Heart Of Desirable Village

🏠 Freehold

🏠 EPC Rating E



A magnificent period cottage with origins dating back to 1780, painstakingly restored in recent years to an exceptionally high standard, providing spacious and comfortable accommodation arranged over two floors. The current owners have undertaken a comprehensive scheme of refurbishment with much of the inherent character and charm being retained and it is only by an internal viewing can this be appreciated. A striking Oak framed porch with front door opens into the hallway with the ground floor comprising a sitting room with open fireplace and exposed ceiling beams, a family room and an open plan kitchen/dining room with a large feature open fireplace with bread oven. There is a spacious utility/boot room and a beautifully appointed bathroom with rolltop bath. The first floor boasts a master bedroom with an en suite shower room and two further generous double bedrooms. Externally the large rear garden is predominantly laid to lawn with two large timbers sheds, all enclosed by a walled and fenced boundary. The front garden enjoys a delightful broad frontage, is laid to lawn and enclosed by an attractive drystone wall. A driveway to the rear provides parking for two cars.

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, primary and secondary schools 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: E

COUNCIL TAX BAND: E

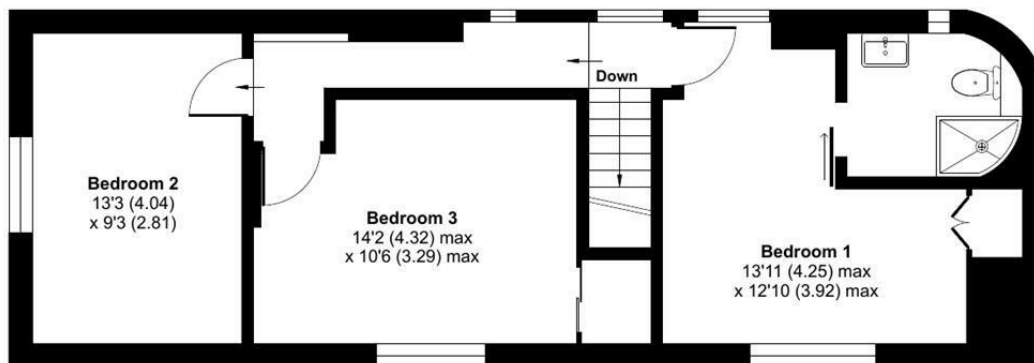
SERVICES: Mains water, drainage, oil fired central heating,



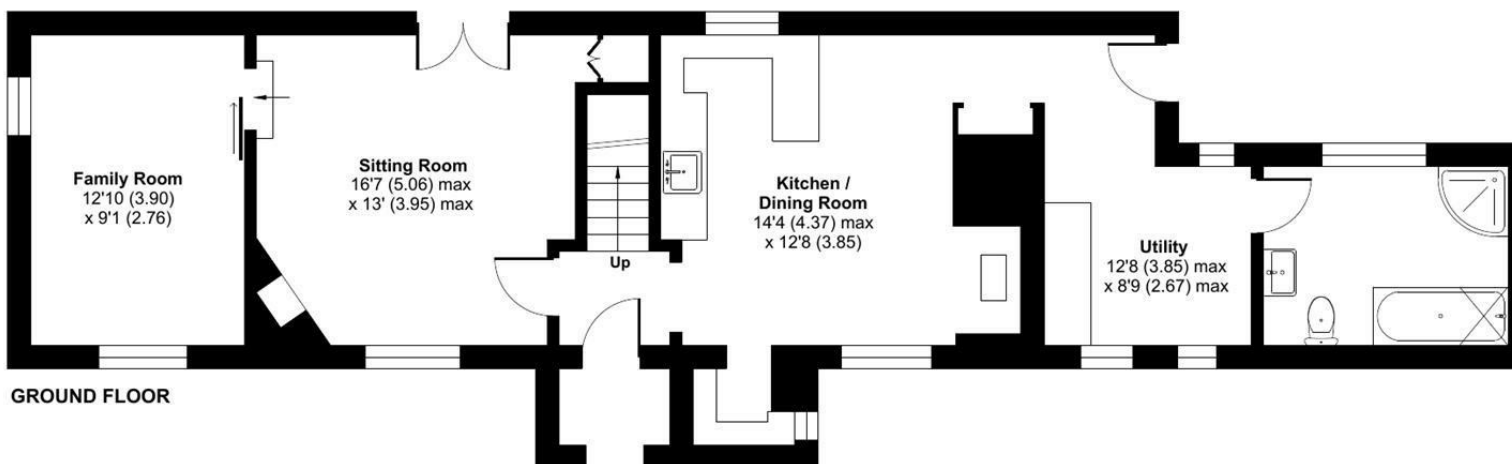
The Street, Hullavington, Chippenham, SN14

Approximate Area = 1300 sq ft / 120.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Strakers. REF: 1374873

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