

Old Orchard Close, Christian Malford, SN15 4FT

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- Brand New Development of Just 5 Houses
- c1800 St Ft of Accommodation.
- Carport + Driveway Parking
- 23ft Kitchen with integrated Appliances
- 3 Bedrooms + 3 Bathrooms
- Prime Location between neighbouring towns of Malmesbury and Chippenham.
- Deceivingly Spacious
- Private EV Charging Point
- Stunning Master Bedroom Suite
- Air Source Heat Pump Technology

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5, Old Orchard Close, Christian Malford, Christian Malford, SN15 4FT

£675,000

Discover this exciting development – Contemporary Village Living Redefined in Christian Malford

Set within the picturesque Wiltshire village of Christian Malford, Spire House Developments presents a boutique development of beautifully crafted new homes designed for modern living. Thoughtfully planned and finished to a high specification throughout, each property delivers a seamless blend of comfort, functionality, and style – ideal for those seeking the tranquillity of a countryside setting without compromising on connectivity.

Step inside and you'll find light-filled interiors, carefully considered layouts, and quality finishes at every turn. Spacious open-plan kitchen and dining areas provide the heart of the home, featuring sleek cabinetry, integrated appliances, and stylish worktops – perfect for everyday life or entertaining. Living spaces are generous and welcoming, with large windows and doors inviting in natural light and offering views across enclosed gardens or surrounding greenery.

Bedrooms are well-proportioned and serene, with principal suites benefitting from en-suite facilities. Bathrooms are finished with contemporary fittings, clean lines and calming tones.

Outside, each home enjoys private parking and enclosed gardens, while selected plots feature carports or garages. Energy efficiency is at the forefront too, with air source heat pumps, EV Charging points and fibre broadband included as standard.

Perfectly placed for commuters and countryside lovers alike, Christian Malford offers excellent access to the M4, Chippenham mainline station, and the historic cities of Bath and Bristol. Local village amenities, riverside walks, and a welcoming community add to the appeal.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band New Build For information on tax banding and rates, please call Wiltshire Council

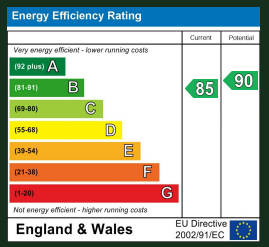
Tenure

Freehold

Management Fee

Management Fee : TBC - Guestimates c£200-£250 p/a
Electric: Mains
Gas: None
Water + Waste: Mains

Energy Efficiency Rating (England & Wales)




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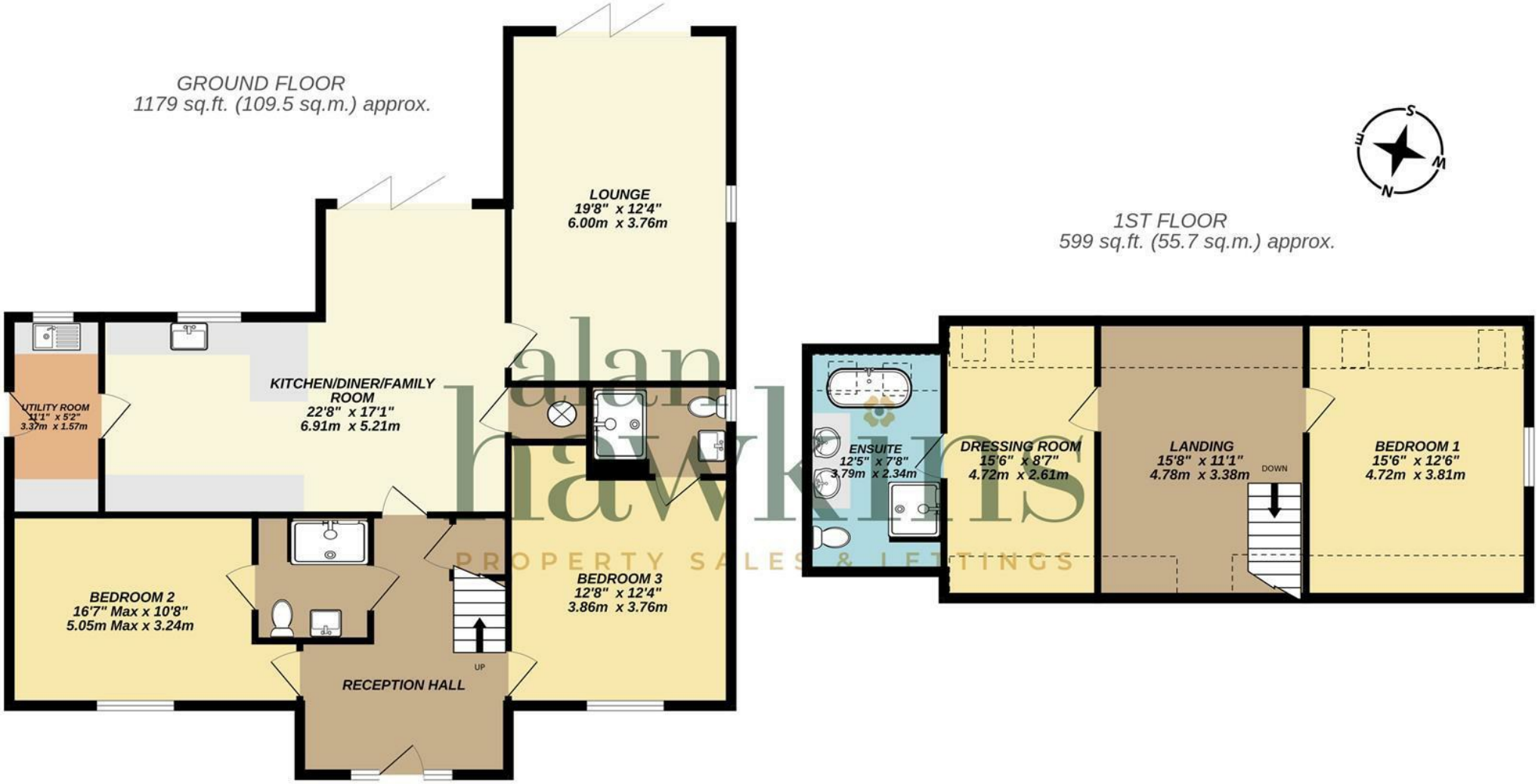

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TOTAL FLOOR AREA : 1778 sq.ft. (165.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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