



📍 15 Hill Hayes Lane, Hullavington, Wiltshire, SN14 6EB

🔗 Offers In Excess Of £500,000

A spacious and versatile four bedroom, three reception room, two bathroom, detached family home, with private, mature rear garden, double garage and driveway, superbly positioned within a quiet and popular residential area, within the thriving village of Hullavington, a short drive from J17 of the M4. Vendor Suited.

- Four Bedroom Detached Family Home - Vendor Suited
- Flexible, Well-Presented Accommodation
- Principal Bedroom with En-Suite & Built-in Wardrobes
- Fitted Kitchen / Breakfast Room with Separate Dining Room
- Sitting Room, Conservatory & Study
- WC & Utility Room
- Private, Enclosed Rear Garden
- Double Garage & Driveway Parking
- Quiet & Popular Area, Sought After Village
- M4 Access

🏠 Freehold

🏠 EPC Rating D



A wonderful four bedroom detached family home, superbly located within a quiet and popular residential area, within the thriving village of Hullavington, a short drive from J17 of the M4. The property offers spacious, and versatile living arrangements, perfectly suiting the demands of modern family life. Vendor Suited.

The accommodation is arranged over two levels, and briefly comprises; entrance porch, entrance hall, cloakroom, dedicated study perfect for home / hybrid working, formal dining room, fitted kitchen / breakfast room with french doors to rear garden, and access to utility room and integral double garage, sitting room and finally the light and airy conservatory, to the ground level.

On the first floor are the four bedrooms, two of which are doubles and benefit from built-in wardrobes. The principal bedroom also benefits from its own en-suite shower room. The remaining three bedrooms are all served by the modern family shower room.

Externally the property occupies a wide plot, with a fully enclosed, private and mature rear garden, laid predominately to lawn, with patio seating area, and double gates large enough for a campervan / caravan to the side, To the front is the double garage and driveway parking for multiple vehicles.

#### **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, public house, 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 65 minutes.

#### **Property Information**

Tenure: Freehold

EPC Rating: D

Council Tax Band: E

Mains Electricity, Water & Drainage

Oil Fired Central Heating



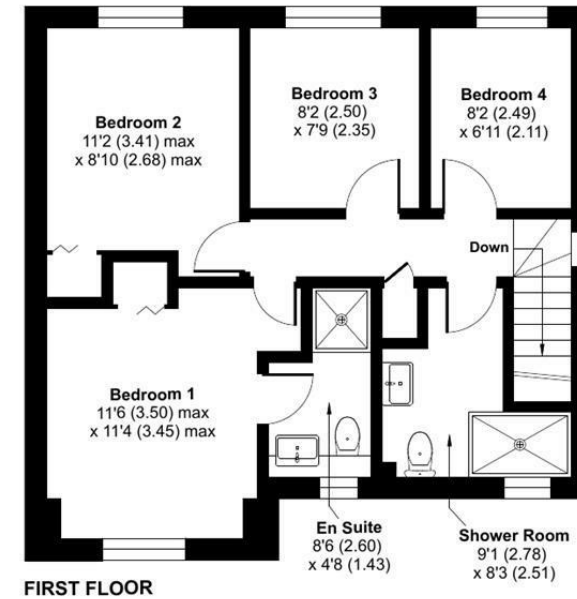
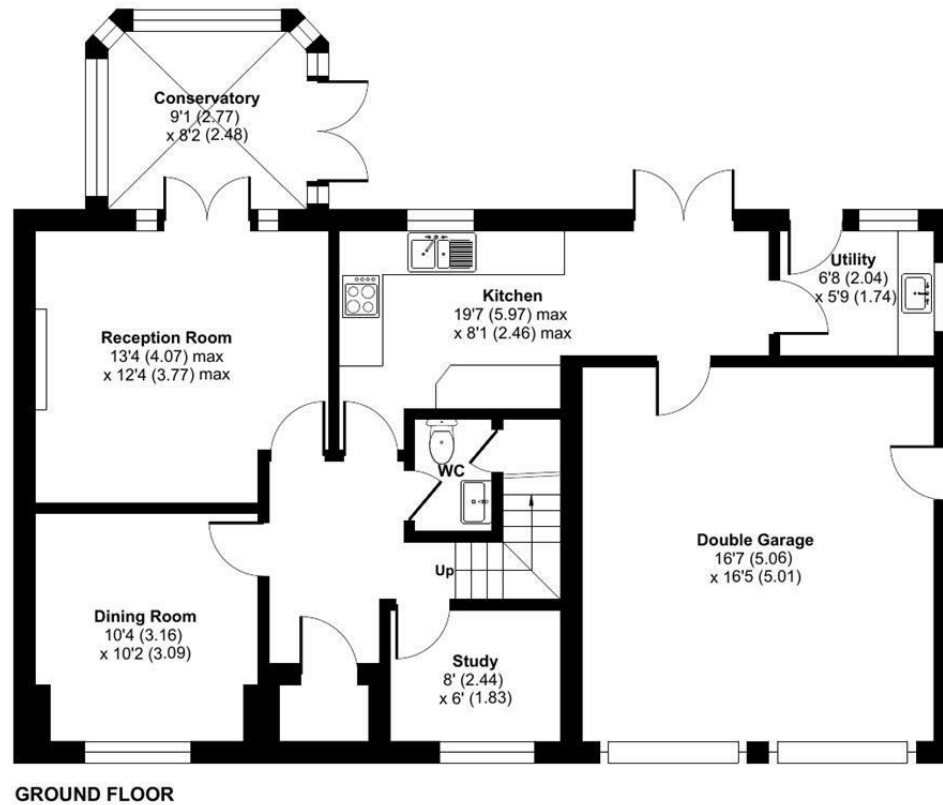
# Hill Hayes Lane, Hullavington, Chippenham, SN14

Approximate Area = 1250 sq ft / 116.1 sq m

Garage = 274 sq ft / 25.4 sq m

Total = 1524 sq ft / 141.5 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). © ntechcom 2026. Produced for Strakers. REF: 1437700

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