



## 6 Malford Farm Court, Christian Malford

Price Guide £795,000

High-Spec Detached Bungalow with Attic Conversion (1969 sq ft) - Last Plot in Exclusive Rural Development

3 double bedrooms all with ensuite shower rooms, reception hall, cloakroom.  
Large open plan kitchen/living/dining room with log burner, sitting/family room, utility.  
Integral garage, block driveway parking, enclosed wrap-around garden.

CHAIN FREE



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## The Accommodation

This beautifully designed detached bungalow with attic conversion, recently completed by locally based B2 Building Services Limited, offers spacious, versatile accommodation finished to an exceptional standard throughout. One of six new homes, built of natural stone and fibre cladding, with anthracite aluminium double glazed windows, it meets the latest energy efficiency standards. Its traditional design is in keeping with the rural surroundings.

The welcoming reception hall leads to a stunning open-plan kitchen/living/dining room featuring a log burner and bi-fold doors opening out to the garden – ideal for modern living and entertaining. The ground floor master suite boasts a luxurious ensuite shower room, and a walk-in dressing room. A second reception room, utility room, and cloakroom complete the ground floor accommodation. Upstairs, a light-filled, spacious landing leads to a study and two well-proportioned double bedrooms, both with ensuite shower rooms – perfect for guests or family members.

Outside, the property is enclosed by attractive stone walls, with a fully enclosed rear and side garden featuring a patio area and a lawned finish, ideal for children, pets, and outdoor entertaining. An integral single garage provides secure storage or parking, complemented by driveway parking to the front.

## General

Mains water and electricity are connected. Private drainage system linking to the mains. Air source heat pump for central heating and hot water. There are photo voltaic panels on the south facing front roof. The road is private and there will be a residents' management company. An insurance backed Chartered Surveyor's Certificate will cover structural defects. Council Tax Band F - £3,579.52. EPC rating A - 95.

## Location

Christian Malford is mentioned in the Domesday book and has a 13th Century Church, primary school, public house and a village shop with Post Office. There is also a village hall, recreation ground and a 12 acre community wildlife meadow. There are a number of good eating pubs within a ten mile radius, while Malmesbury and Chippenham cater for everyday shopping requirements. The City of Bath is 23 miles to the south-west, and J17 of the M4 provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

## Directions

From Chippenham head east on the B4069 passing through Sutton Benger and into Christian Malford. The site is on your left hand side, set back from the road, and denoted by our 'For Sale' board.

