



📍 Yew Tree Cottage, 31 Church Road, Hilmarton, Calne, SN11 8SE

🔗 Offers In Excess Of £325,000

A most-attractive, bay-fronted Grade II listed semi-detached cottage, offering well-presented accommodation with a host of charming period features, and benefitting from two double bedrooms, a tanked cellar, private low-maintenance rear garden, and off-road parking; superbly positioned in the popular village of Hilmarton, and offered with No Onward Chain.

- Attractive Bay-Fronted Cottage
- No Onward Chain
- Grade II Listed, Range of Character Features
- Semi-Detached
- Two Double Bedrooms
- Kitchen / Diner
- Sitting Room & Tanked Cellar (Snug)
- Large Shower Room
- Low-Maintenance Rear Garden, Driveway Parking
- Popular Village of Hilmarton

🏡 Freehold

🏠 EPC Rating E



Offered with No Onward Chain, a fantastic opportunity to acquire a sympathetically restored Grade II Listed village home, offering beautifully presented accommodation throughout, superbly positioned in the sought after village of Hilmarton, perfect for those seeking a character home that is ready to move straight into.

The accommodation comprises an entrance hall with double doors, leading into the inviting sitting room featuring a characterful inset wood burner. The well-appointed kitchen incorporates a range of built-in appliances and flows seamlessly into the dining area, with a door providing direct access to the rear garden. There is also a wonderful cellar, which was newly tank and rennovated in 2021, to create a fantastic additional reception space / snug.

To the first floor is a landing providing access to two double bedrooms and a beautifully re-fitted family bathroom, comprising a large walk-in shower, WC and wash hand basin.

Externally, the property is approached via five-bar vehicular and pedestrian gates, opening onto a gravel driveway with an attractive lawned area, mature hedging and established trees. A lockable side gate leads through to the private rear garden, which has been thoughtfully designed for low-maintenance enjoyment, offering an ideal space for relaxing, entertaining and enjoying the sunshine. It is predominantly laid to patio and features inset shrub beds and a useful garden shed, complete with power and lighting.

Situation

Hilmarton is a pretty village within easy reach of numerous amenities including the towns of Royal Wootton Bassett, Calne and Chippenham. The village has excellent local schooling, church and countryside walks. A more comprehensive range of amenities can be found in the towns of Marlborough (c. 10 miles), Devizes (c 6 miles) and Calne (c. 3 miles). Also within easy reach is the market town of Chippenham which has a mainline railway station (London Paddington - 1hr), Pewsey train station (London Paddington - 1hr) both within and excellent access to the motorway at Junction 17 & 16.

Property Information

Council Tax Band: D

Grade II Listed

Freehold

Mains Electricity, Water & Drainage

Oil Fired Central Heating

EPC Rating: E



Church Road, Hilmarton, Calne, SN11

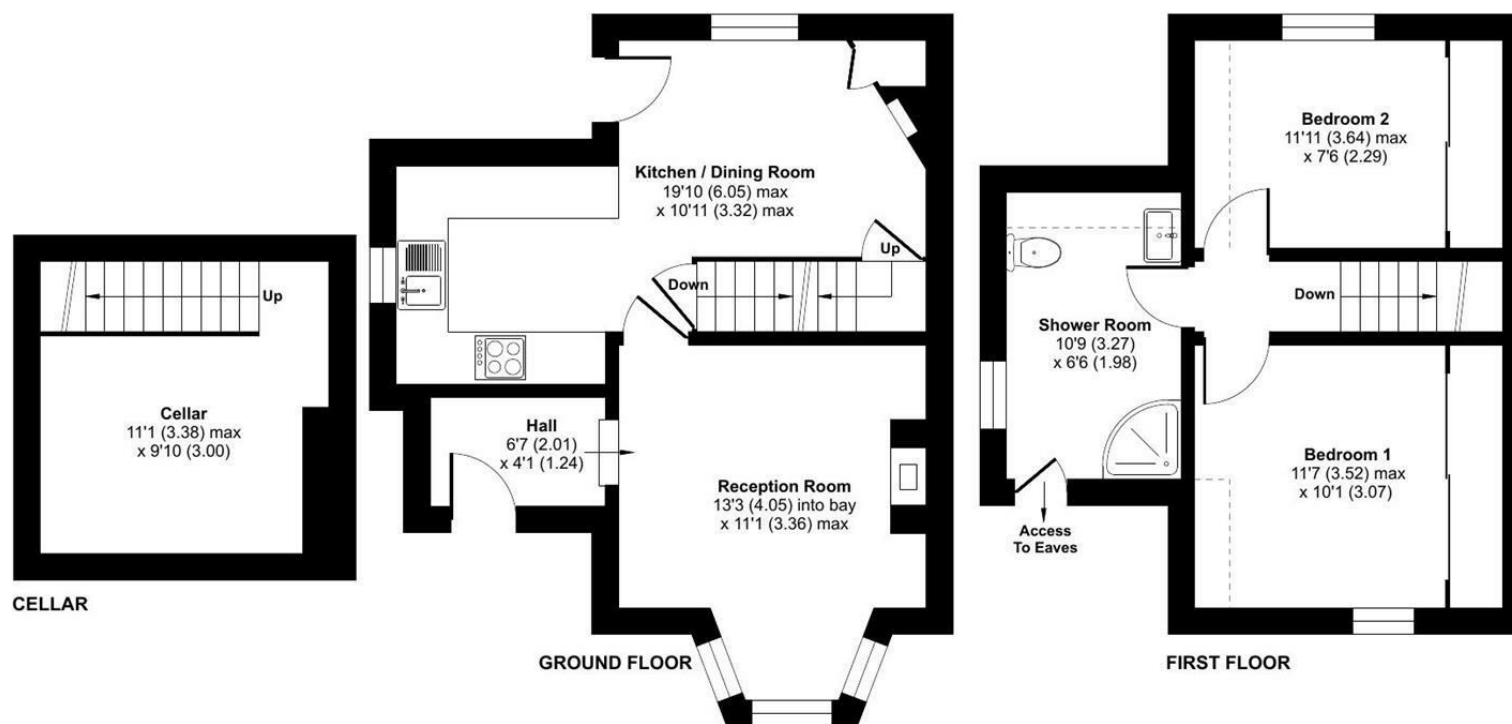
Approximate Area = 768 sq ft / 71.3 sq m

Limited Use Area(s) = 26 sq ft / 2.4 sq m

Total = 794 sq ft / 73.7 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Strakers. REF: 1508940

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