



Lammas Close, Hilmarton, Calne, SN11 8SF

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PROPERTY SALES & LETTINGS



- Highly quality finish!
- 2 Double Bedrooms
- Remodelled Kitchen
- Village Location
- Viewing Highly Recommended

- Newly Renovated Throughout
- Corner situated with generous plot
- Shower Room
- No Onward Chain

23 Lammas Close, Hilmarton Calne, SN11 8SF

£274,250

Occupying a generous corner plot within the ever-popular village of Hilmarton, this recently refurbished two bedroom semi-detached bungalow enjoys delightful open countryside views and is offered to the market with the significant advantage of No Onward Chain.

The well-presented accommodation comprises an inviting entrance hall leading to two comfortable double bedrooms, a stylish contemporary shower room, and an impressive open-plan kitchen, dining and living area, providing a bright and sociable space ideal for modern day living.

Outside, the property continues to impress with its substantial corner plot, offering excellent scope to extend or further enhance the accommodation, subject to the necessary planning consents. An external utility room provides useful additional storage and plumbing for a washing machine, while the surrounding rural outlook creates a wonderfully peaceful setting.

To the front, a private driveway provides off-road parking for two vehicles, complemented by an attractive low-maintenance gravelled garden with raised flower beds.

This is an excellent opportunity to acquire a

move-in-ready bungalow in a sought-after village location, perfectly suited to those seeking countryside surroundings whilst remaining within easy reach of nearby towns and amenities.

Situation

Hilmarton is a picturesque and well-regarded Wiltshire village, located approximately three miles north-east of Calne. Steeped in history, the village is centred around the beautiful 12th-century parish church and offers a welcoming community atmosphere with a popular public house, village primary school and a range of local walking routes. Calne provides an excellent selection of everyday amenities including supermarkets, independent shops, cafés, leisure facilities and schooling, while the nearby towns of Chippenham and Swindon offer mainline rail services to London Paddington together with convenient access to the M4 motorway, making Hilmarton an ideal location for both commuters and those seeking a quieter pace of life.



Viewings

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

Council Tax: Wiltshire Council

Tax Band C For year 2026/27 = £2369.05
For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

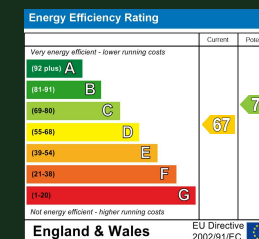
Tenure

Freehold

Management Fee: N/A

Flood Risk: Very Low (Environmental Agency)
Internet Speeds: 94% chance of receiving upto 1000 mbps (ofcom)
Gas: None
Electric: Mains
Water & Waste: Mains

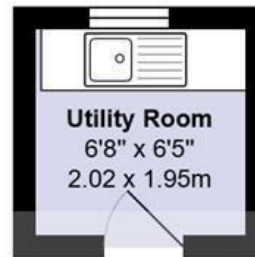
Energy Efficiency Rating (England & Wales)



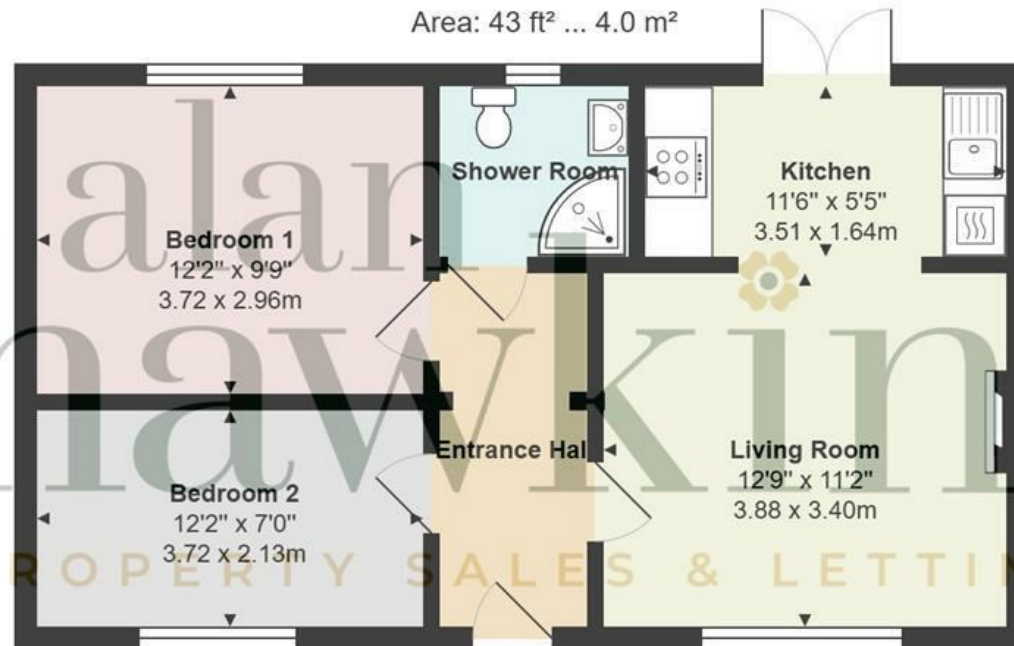








Area: 43 ft² ... 4.0 m²



Area: 523 ft² ... 48.6 m²

Total Area: 566 ft² ... 52.6 m²

Disclaimer:

These floor plans are provided for guidance only and are not to scale.

All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.

Prospective purchasers or tenants should satisfy themselves by inspection or independent verification.

Fixtures, fittings, furniture, and appliances shown are indicative only and may not be included in the sale or letting.

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