



JAMES PYLE<sup>®</sup> & CO

**Rosewood House, 117 The Street, Hullavington, Chippenham, Wiltshire, SN14 6DR**

Detached Grade II Listed cottage  
Substantial southerly gardens of c.0.60 acres  
4 bedrooms  
3 reception rooms  
Versatile outbuilding office/gym/guest suite  
Further range of outbuildings  
Extensive private parking  
Edge of village setting



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Guide Price: £995,000**

Approximately 1,972 sq.ft excluding attic floor  
and all outbuildings

‘With wonderful sunny and private gardens of c.0.60 acres, this Grade II listed period cottage has many attractive features accompanied by a range of outbuildings’



### The Property

Rosewood House is a handsome detached period home, proudly marking a prominent position on the rural edge of Hullavington. This Grade II listed property, thought to date back to around 1750, boasts a beautiful whitewashed rendered frontage adorned with cascades of wisteria. To the rear, the house has seen thoughtful Victorian and modern extensions, and the whole occupies a substantial plot of approximately 0.60 acres, featuring delightful, south-facing gardens.

Arranged over two main floors with the benefit of a versatile attic space, the accommodation extends to around 1,972 sq.ft. The generous ground floor encompasses three reception rooms and a kitchen. The traditional living room is a dual-aspect space with two charming fireplace features, one housing a cosy wood-burning stove. The dining room also benefits from a wood-burning stove and flows seamlessly into the kitchen, which is sympathetically fitted with country-style cream units and granite worktops. Towards the rear, a family room offers bi-folding doors that open onto a seating terrace, providing lovely views across the garden. A spacious walk-in pantry and a utility room

with a WC complete the ground floor. On the first floor, there are four bedrooms, including three doubles and one single. The family bathroom features both a bath and a separate shower unit. The principal bedroom suite is equipped with fitted wardrobes and an en-suite bathroom. The top floor attic room is currently configured as an office, having previously served as an occasional bedroom, offering flexible use.

Externally, a former garage has been thoughtfully converted into ancillary accommodation, comprising a studio with a kitchenette and a shower room. This excellent detached outbuilding provides an additional 264 sq.ft. of space and is heated by electric heaters, perfect for a home office, gym, or guest accommodation.

The fantastic large gardens of Rosewood House are a superb feature, enjoying sunshine throughout the day. Predominantly laid to lawn, the gardens extend to 180ft in length, beautifully screened by well-established trees and vibrant planted borders. Within the grounds, a range of outbuildings includes two bespoke built structures: a Roman-inspired pavilion and a secluded pagoda at the far end, both creating charming settings for outdoor

entertaining. Additionally, there is a practical timber workshop with power and a further timber shed. There is extensive off-road parking accessed by a private gated drive.

### Situation

The property lies as a prominent landmark at the south of the village of Hullavington. This thriving village has a lively community with a primary school, village shop/post office and garage, parish church which hosts coffee mornings, and a village hall which offers a pre-school option as well as regular exercise classes and hosts games nights. Located on the rural edge of the village there is the Flying Monk taproom and café. The market town of Malmesbury is located only 6 miles away with further amenities and an Ofsted 'Outstanding' secondary school whilst the larger town of Chippenham is 7 miles away for a more comprehensive range of facilities. The village is superbly located for the commuter with Junction 17 of the M4 only a few minutes drive away ideal for those commuting to Swindon, Bath and Bristol and the M5. Chippenham railway station is within a 15 minutes' drive with regular mainline services to London Paddington.

### Additional Information

The property is Freehold with oil-fired central heating, mains drainage, water and electricity. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information and mobile phone coverage. Wiltshire Council Tax Band F.

### Directions

From the M4 Junction 17 head north on the A429. By the former hangars, turn left at the roundabout signposted to Hullavington and continue over the next roundabout. After about 3/4 mile turn left into The Street into the village. Continue through the heart of the village and locate Rosewood House as the very last property before leaving.

Postcode SN14 6DR  
What3words: ///alternate.reporters.shunts

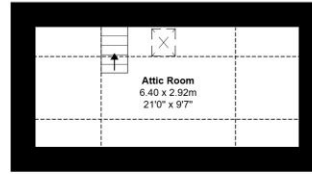




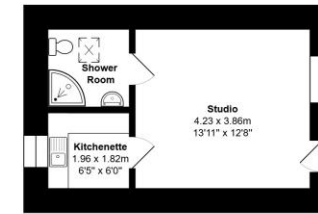
Main House Area: 183 m.sq. ... 1972 sq.ft. (excluding attic room)

Total Area: 233.7 m<sup>2</sup> ... 2516 ft<sup>2</sup>

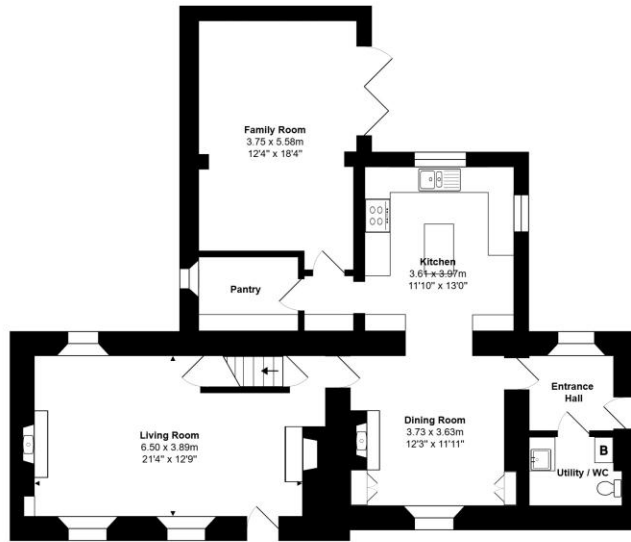
All measurements are approximate and for display purposes only



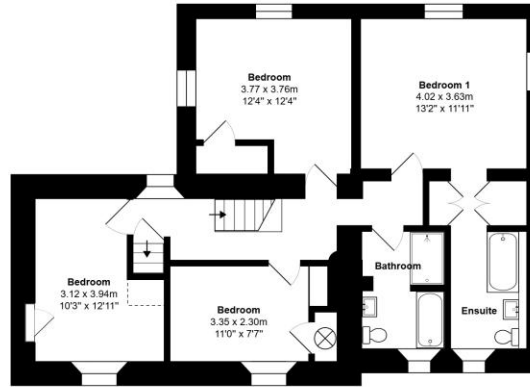
Second Floor



Outbuilding  
Area: 24.5 m<sup>2</sup> ... 264 ft<sup>2</sup>



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		71
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



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