



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

🏠 Guide Price £500,000

A four bedroom detached house set in a popular cul de sac location with off road driveway parking, a double garage and an enclosed rear garden.

- Four Bedroom Detached Family Home
  - Flexible, Well-Presented Accommodation
  - Principal Bedroom with En-Suite & Built-in Wardrobes
  - Fitted Kitchen / Breakfast Room with Separate Dining Room
  - Sitting Room, Conservatory & Study
  - Cloakroom & Utility Room
  - Private, Enclosed Rear Garden
  - Double Garage & Driveway Parking
  - Quiet & Popular Area, Sought After Village
  - Delightful Cul De Sac Setting
- 🏡 Freehold

🏠 EPC Rating D



A modern four bedroom detached family home located in a delightful cul de sac setting, off a quiet rural lane, in this popular village with a thriving local community. The interior comprises an entrance hall with cloakroom and a sitting room opening to a delightful conservatory. The kitchen breakfast room has been recently re-fitted to include a built in oven and hob, with a separate dining room, study and utility room. There are four bedrooms, the master bedroom benefitting from an en suite shower room, and a family bathroom on the first floor. The private, west facing rear garden is laid to lawn with a large patio and an abundance of well stocked flower and shrub beds. A useful driveway to one side provides, gated off street parking space for a large caravan or motorhome. The property enjoys a broad frontage with an attached double garage and a block paved driveway to the front providing ample off street parking space.

### 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



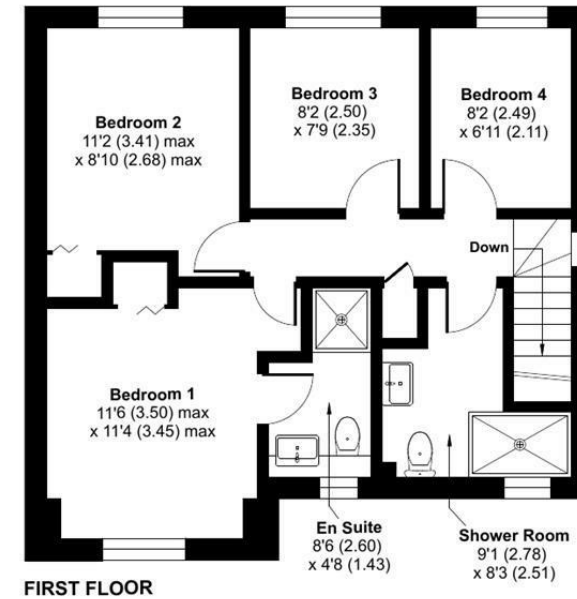
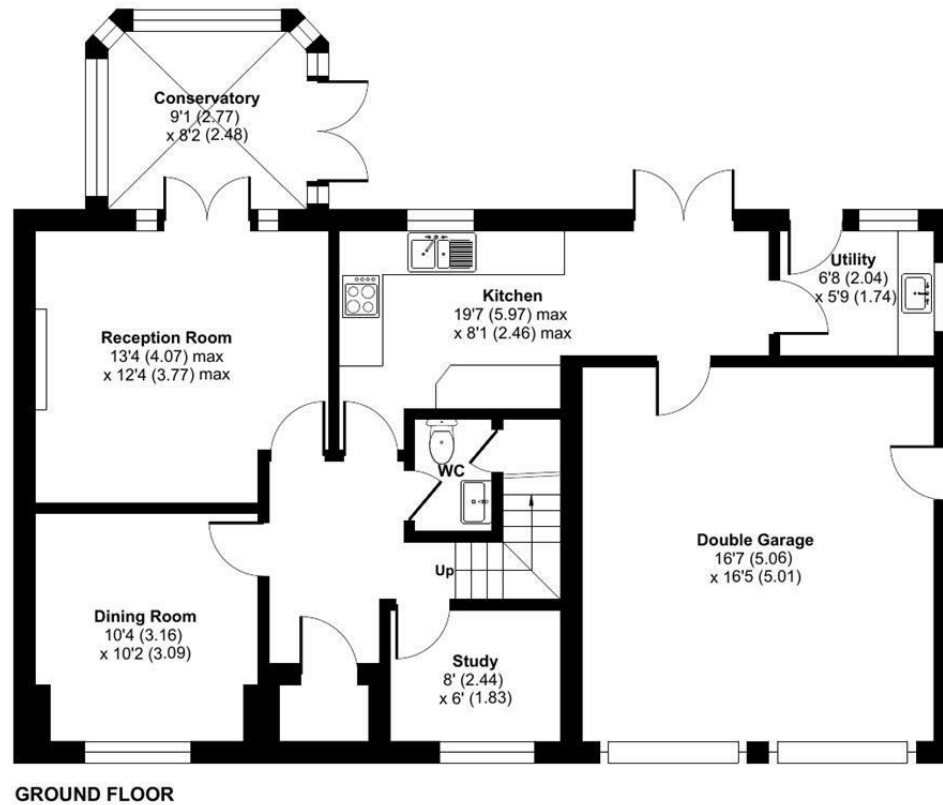
# Hill Hayes Lane, Hullavington, Chippenham, SN14

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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