



12 Belfry Drive, Hullavington, Chippenham, Wiltshire, SN14 6QW

Detached family house
4 double bedrooms
2 bathrooms
2 reception rooms plus study
Scope to update
South-west garden
Driveway and double garage
Village location close to amenities
No onward chain



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £725,000

Approximately 2,053 sq.ft including garage

‘Set within a mature close within easy reach to village amenities, this excellent detached house offers 4 double bedroom, south-westerly garden, and a double garage’



The Property

This well-proportioned detached house is set within a quiet mature cul-de-sac in the village of Hullavington, a short walk to the shop and primary school. The property offers sizable accommodation of around 2,050 sq.ft. including a double garage. The accommodation has been well-maintained and there is excellent scope for the new owners to put their stamp on it.

An entrance hall opens to two large reception rooms, the living room of which has a wood-burning stove whilst the flexible dining room overlooks the garden. The fitted kitchen is adjoined by a utility room which accesses at the garage. There is also a study and WC off the hallway. On the first floor, there are four double bedrooms, a family bathroom, and en-suite shower room to the main bedroom.

The property benefits from private parking over a front gravelled driveway in addition to the garage. The rear garden is deceptive in size with south-west facing aspect, laid mostly to lawn and bound by mature hedging.

Situation

The thriving village of Hullavington 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. Superfast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band F.

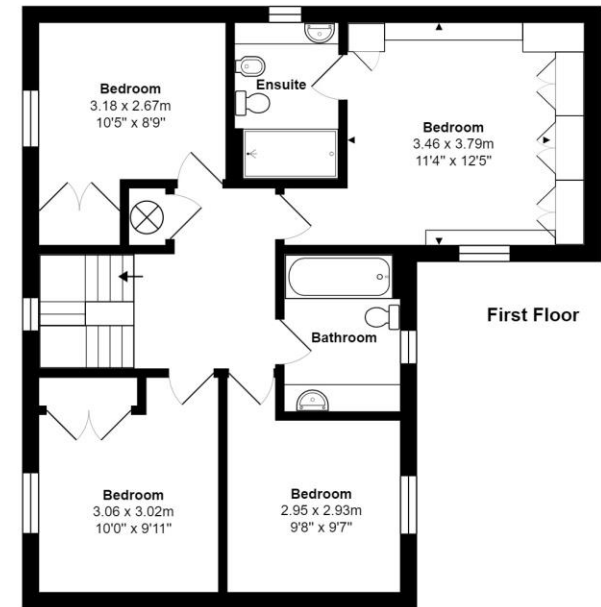
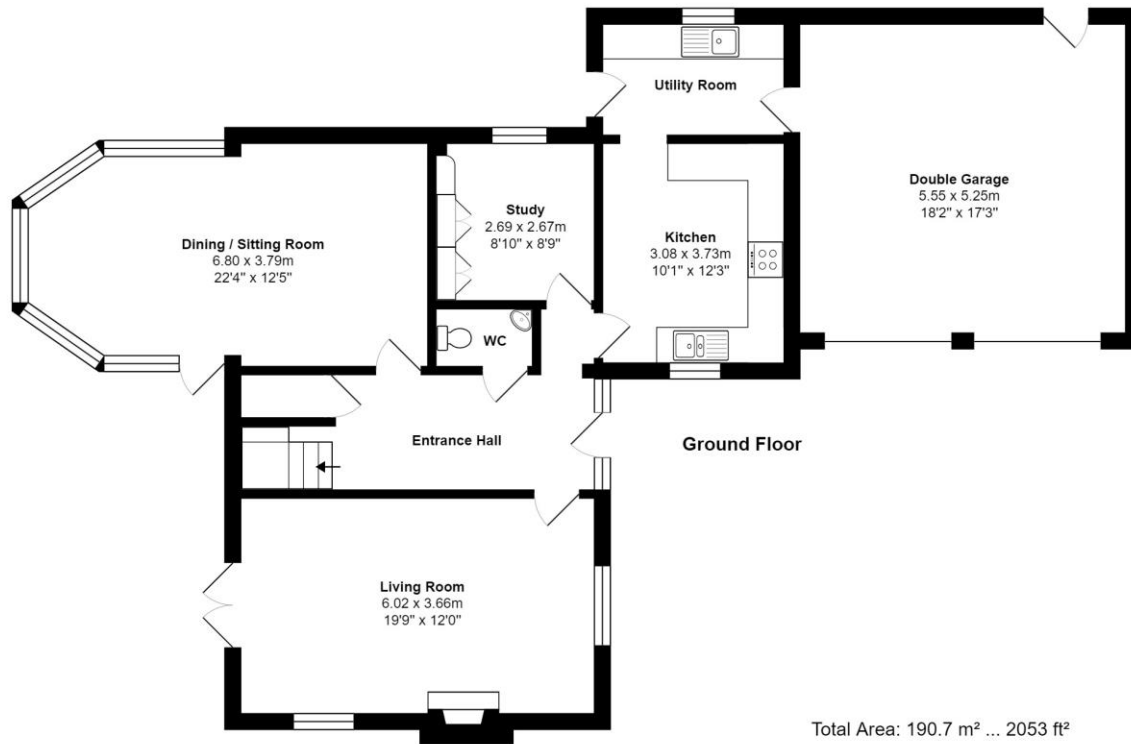
Directions

Enter the village from the Malmesbury direction and pass the school. Follow the road and take the fourth right hand turn into Hill Hayes Lane. Then take the left hand turn into Belfry Drive to locate no.12 on the right hand side.

Postcode SN14 6QW

What3words: ///biggest.brittle.gambles





Total Area: 190.7 m² ... 2053 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577