



JAMES PYLE[®]

Plum Tree Cottage, 2a The Street, Hullavington, Wiltshire, SN14 6ES

Detached individual house
3 bedrooms
Open plan kitchen/dining/living room
Separate study
Bathroom and en-suite
Manageable garden
Private parking
Level walking distance to amenities



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £385,000

Approximately 976 sq.ft

‘Individually designed and built in 2020, this detached 3 bedroom house has all the convenience of a modern design and is located within level walking distance to amenities’



The Property

Plum Tree Cottage is an individual detached house constructed in 2020 as a one-off by a local developer. The property has all the convenience of modern design whilst occupying a prime village location situated within easy level walking distance to amenities. The accommodation extends to in all to 976 sq.ft. arranged over two floors.

The ground floor layout is predominantly arranged as open plan comprising a kitchen, dining and living area. The kitchen is superbly equipped with Quartz worktops and an integrated double oven, induction hob, washer-dryer, dishwasher and fridge/freezer. The living room area enjoys a stylish wood-burning stove and double patio doors out to the garden. At the front of the property there is an

entrance hall, separate study/reception, and a downstairs WC. Upstairs, there are three bedrooms. The main bedroom is accompanied by an en-suite shower room whilst there is a family bathroom in addition. The property benefits from the remainder of a 10-year LABC warranty.

Externally, there is private parking over a front driveway. The manageable garden is arranged at the rear screened by stone walling and trellises, laid mostly to lawn interspersed with mature plum trees.

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 toddler/baby group 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

We understand the property is Freehold with a Slim Jim electric central heating system, PV panels providing electricity,

mains drainage, water and electricity. Superfast Fibre broadband is available and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Wiltshire Council Tax Band D.

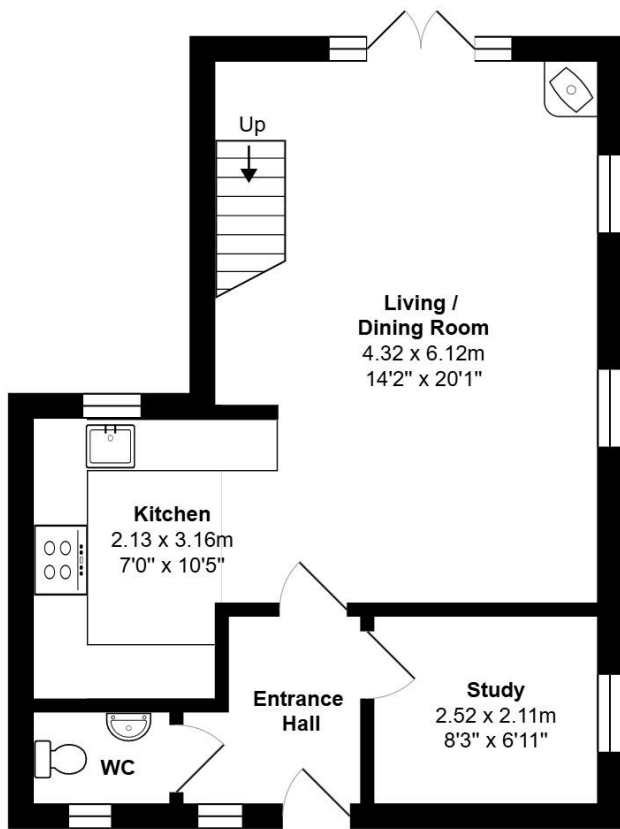
Directions

Enter the village from the Malmesbury direction and pass the school. Immediately locate the property as the first on the right hand side.

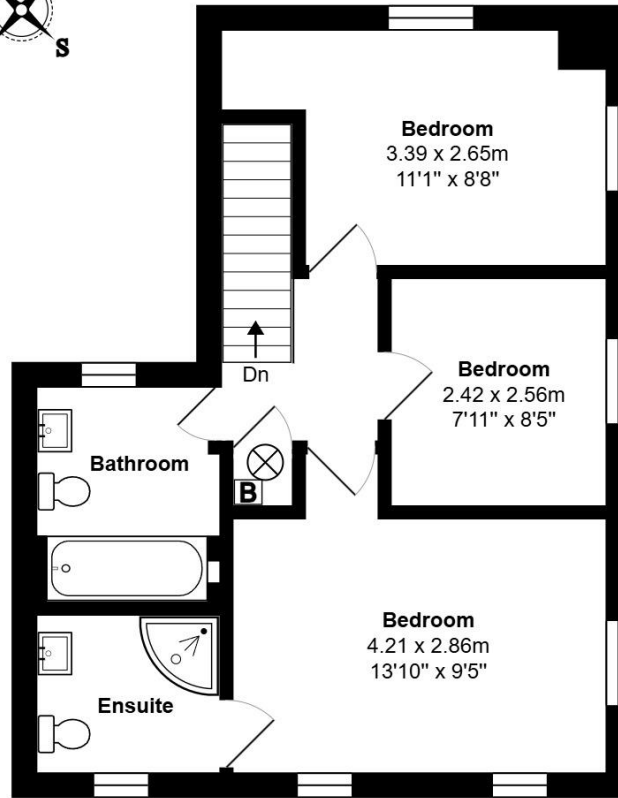
Postcode SN14 6ES

What3words: ///digestion.cactus.interval





Ground Floor



First Floor

Total Area: 90.7 m² ... 976 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	84
(55-68)	D		
(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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