



Corner Cottage, 1 Watts Lane, Hullavington, Wiltshire, SN14 6DZ



Characterful cottage  
Renovated to an exceptionally high standard  
2 double bedrooms  
Stylish upgraded kitchen and shower room  
Living room with wood-burning stove  
Private south-east garden  
Centre of village location close to amenities  
Air source heat pump and underfloor heating



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Asking Price: £360,000**

Approximately 622 sq.ft

**‘This stunning character cottage has undergone an extensive renovation finished to a very high standard’**



## The Property

Corner Cottage is a charming character cottage situated in the heart of the popular village of Hullavington. Over the past three years, the cottage has been meticulously and sympathetically renovated to exceptional standards yet retaining and enhancing its original character displaying its exposed elm floorboards and original beams. In addition, modern day upgrades include a superb kitchen, stylish bath/shower room, an air source heat pump, underfloor heating and smart controls. Other significant improvements include a new roof, re-wiring, lining of the loft and installing a water softener.

Internally, the beautifully finished interior extends to around 622 sq.ft. arranged over two floors. Underfloor heating spans the entire ground floor which comprises a kitchen equipped with a range of units and integrated appliances, and a living room featuring a cosy

wood-burning stove. On the first floor, there are two double bedrooms and the updated shower room. The main bedroom has built-in wardrobes and there is further loft storage.

Outside, there is a private garden enjoying a south-east facing aspect and laid for easy maintenance. On street parking is easily available just outside while there is scope to create off-road parking if required.

## 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 air source heat pump 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 D.

## Directions

From the M4 Junction 17 head north on the

A429 towards Malmesbury. At the roundabout, turn left signposted to Hullavington and proceed over the next roundabout then after about 3/4 mile turn left into the village. Pass the primary school and take the second left hand turn into Watts Lane. The cottage is immediately on the left hand side.

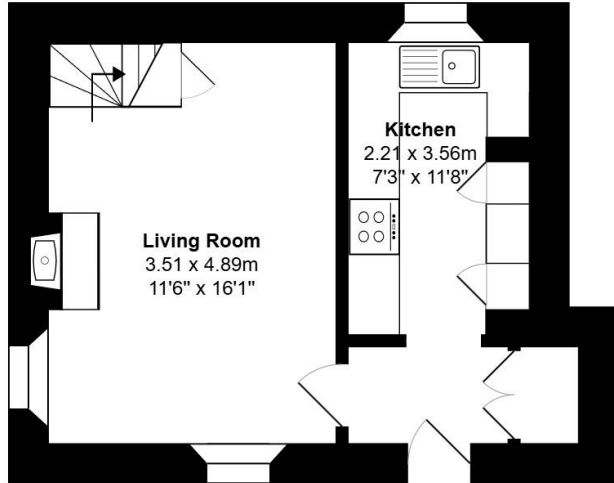
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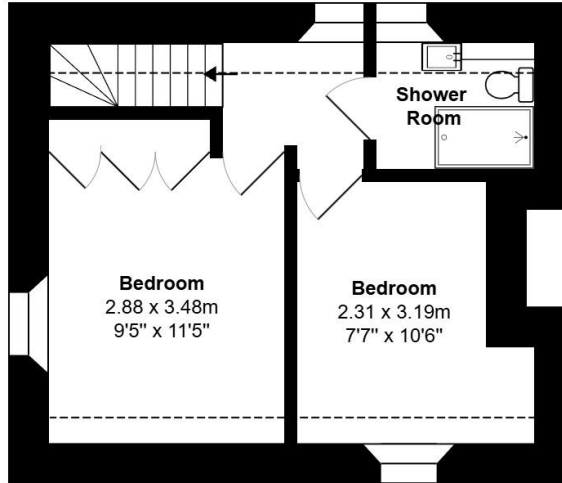








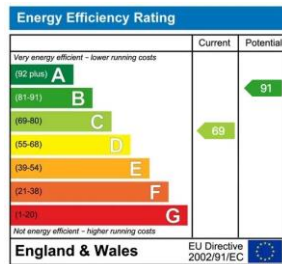
**Ground Floor**



**First Floor**

Total Area: 57.8 m<sup>2</sup> ... 622 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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