



JAMES PYLE<sup>®</sup>

28 Royal Field Close, Hullavington, Chippenham, Wiltshire, SN14 6DY

End of terrace modern home  
Village location with amenities  
3 bedrooms  
Living room and conservatory  
Garage and off-road parking  
Front and rear gardens  
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

**Price Guide: £329,950**

Approximately 866 sq ft

‘Quietly tucked away at the end of a village cul-de-sac, an end terraced 3 bedroom modern home with a garage and off-road parking’



### The Property

This end of terrace modern home is tucked away at the end of a cul-de-sac located in the very heart of the popular village of Hullavington which has an excellent sense of community. The property is located within level walking distance to amenities including the Hullavington Arms pub, primary school and village shop. Built in c.2008, the property offers accommodation of some 866 sq.ft. coupled with a garage.

The ground floor comprises a front fitted kitchen, downstairs cloakroom, good-sized living room with built-in storage and a conservatory at the rear. Upstairs there are three bedrooms, two of which with

fitted wardrobes, and a family bathroom. The mature rear garden is of good-sized enclosed by timber fencing and well-established shrubs plus side access. At the opposite side of the terrace, there is an en-bloc garage with parking in front.

### Situation

Hullavington is a lively community and thriving village with a primary school, general store/post office and garage, parish church, village hall, micro-brewery, the Hullavington Arms pub and a weekly coffee shop morning. The market town of Malmesbury is located 6 miles away with further facilities and an Ofsted 'Outstanding' secondary school whilst Chippenham is 7 miles away. The village is

superbly located for the commuter with Junction 17 of the M4 only a few minutes drive away and Chippenham railway station within 15 minutes, ideal for those commuting to Swindon, Bath and Bristol or further afield.

### Tenure & Services

We understand the property is Freehold with oil fired central heating, mains drainage, water and electricity.

### Directions

From the M4 Junction 17 head north on the A429. By the former hangars, turn left signposted to Hullavington & after about 3/4 mile turn left into The Street. Continue pass the Primary School into the village,

follow the road then take the left hand turn opposite the pub into Royal Field Close. Follow the road all the way around to locate the property at the far end on the right hand side. Sat nav postcode SN14 6DY

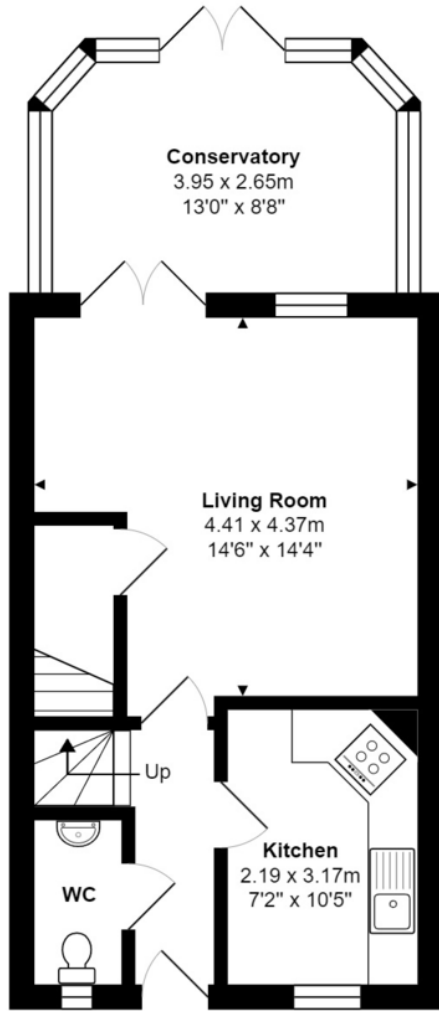
### Local Authority

Wiltshire Council

### Council Tax Band

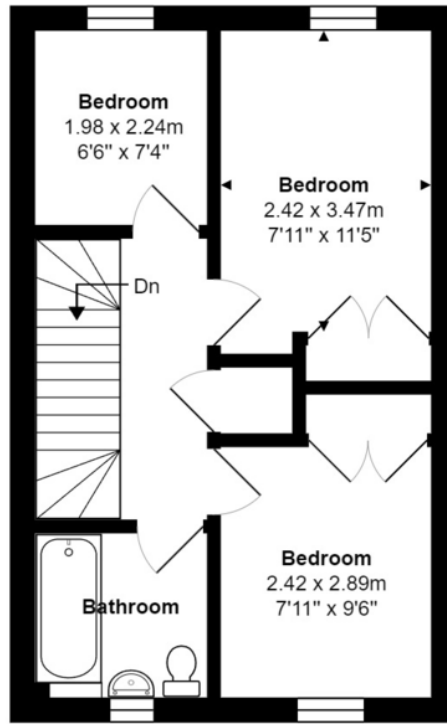
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**Ground Floor**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	72   C	
39-54	E		
21-38	F		
1-20	G		



**First Floor**

Total Area: 80.4 m<sup>2</sup> ... 866 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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