



JAMES PYLE[®] & CO



Laurel House, 7 Hill Hayes Lane, Hullavington, Wiltshire, SN14 6EB

Detached village house
 Reconfigured family sized accommodation
 Large open plan kitchen/dining room
 2 reception rooms
 3 double bedrooms
 Bathroom, en-suite and WC
 South-facing landscaped garden
 Generous private parking
 Walking distance to village amenities
 Timber shed and workshop with power



01666 840 886
 jamespyle.co.uk



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

Price Guide: £575,000

Approximately 1,343 sq.ft.

‘A reconfigured detached house with sunny landscaped southerly garden and generous private parking set within a village community close to amenities’



The Property

Laurel House is a detached house set down a quiet lane leading to the leafy rural edge of Hullavington and conveniently located for easy level walking distance to the village shop and primary school. The reconfigured accommodation is ideal for modern family living boasting a large open plan kitchen/family room alongside separate versatile reception rooms. The accommodation extends in all to 1,343 sq.ft arranged over two floors.

On the ground floor, the entrance hall has a WC off and built-in storage. There are two reception rooms, the living room of which is dual-aspect with an open fireplace whilst the snug/study has bi-fold doors to the garden. Oak flooring continues to the kitchen/dining room which is a spacious area to utilise fitted with units beneath solid timber worktops and an integrated dishwasher. At the rear, a utility/boot room has side access in for

convenience. The first floor accommodation offers the area size of the original four bedroom layout which has been remodelled as three double bedrooms. The principal bedroom of which is particularly spacious with extensive fitted wardrobes and a modern en-suite shower room. The family bathroom is fitted with a shower over the bath.

Externally, Laurel House benefits from a generous amount of private parking in front of the house and is well screened by mature hedging and trees. The rear garden has been landscaped into various secluded seating areas to enjoy alongside a lawn and benefits from a south-facing aspect. There is a pergola and covered bar area within the garden, while for storage there is a timber constructed shed and a workshop by the side of the house which has power and lighting.

Situation

The thriving village of Hullavington has a lively

community with a primary school, general store/post office and garage, parish church, village hall, tap house and café, and coffee shop. The market town of Malmesbury is located only 6 miles away with further amenities and an Ofsted 'Outstanding' secondary school. The independent school of Westonbirt is 15 minutes away. The larger town of Chippenham is 7 miles away for a more comprehensive range of facilities and further schooling options. 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 mainline services to London Paddington. Local sporting options include golf and circuit racing at Castle Combe, horse racing at Bath, the Beaufort polo and Badminton Horse Trials at Badminton.

Tenure & Services

We understand the property is Freehold with oil fired central heating through a new boiler, bottle gas for the hob, mains drainage, water and electricity.

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. Locate the property along the lane on the left hand side. Postcode SN14 6EB. What3words: ///competing.roost.colonies

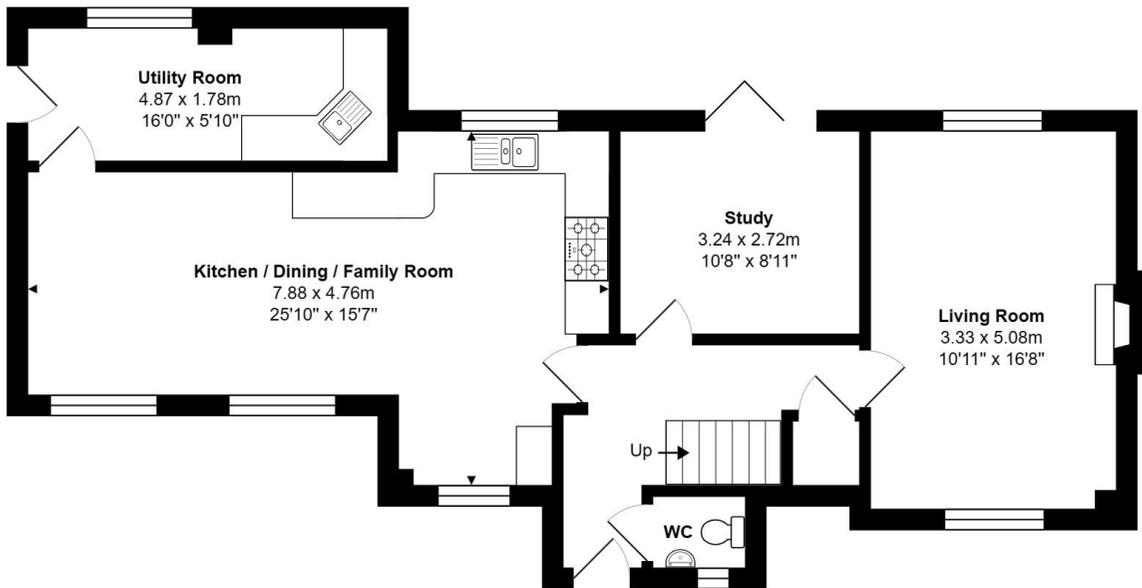
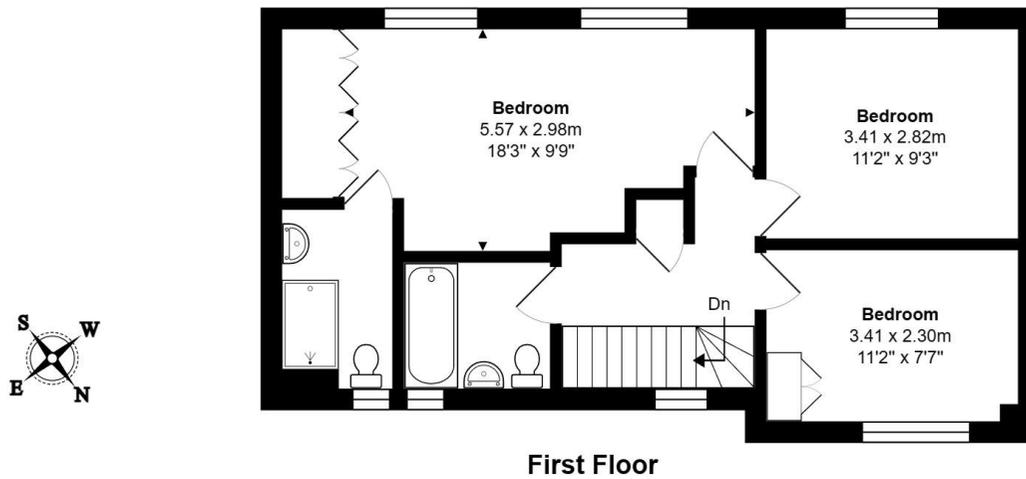
Local Authority

Wiltshire Council

Council Tax Band

E





Total Area: 124.8 m² ... 1343 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

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