



JAMES PYLE & CO.



The Ferns, Church Road, Christian Malford, Chippenham, Wiltshire, SN15 4BW

Detached village house
Mature 0.20 acre plot
4 bedrooms, 2 bathrooms
2 reception rooms
Kitchen/breakfast room
Scope for upgrading
Delightful position overlooking meadowland
Front and rear gardens
Private parking and garaging
No onward chain



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

Approximately 1,795 sq.ft.excluding garage

‘Set within a desirable position adjoining meadowland near the village church, an individual detached 4 bedroom house occupying a mature 0.20 acre plot’

The Property

The Ferns is an individual detached house located in the popular village of Christian Malford set down a quaint no-through lane near the church, primary school, and adjoining beautiful meadow land. Constructed in the early 1980s, the property sits within a mature 0.20 acre plot and is available to the market for the first time in over 30 years presenting excellent scope for the new owners to put their stamp on it.

Internally, the accommodation extends to around 1,800 sq.ft. arranged over two floors. The ground floor layout is well-configured comprising an entrance hall, dual-aspect living room with fireplace, dining room and kitchen/breakfast room. Upstairs there are four good-sized bedrooms, a family bathroom with both a shower and bath, plus an en-suite shower room serving the principal bedroom.

A five-bar gate opens to the front driveway

leading up to the double garage which has been partially converted to incorporate a utility room. The garage has power and eaves storage above. The property sits comfortably within it's grounds comprising front and rear gardens laid mostly to lawn. The rear garden has a patio terrace and pretty pond.

Situation

Christian Malford is considered to be one of the most sought-after villages in North Wiltshire set amongst the beautiful Wiltshire countryside beside the River Avon. It benefits from excellent amenities to include a highly regarded primary school, shop/post office, village pub 'The Rising Sun', 13th Century church, village hall and local recreation ground. Additional benefits include Malford Meadow, a wonderful area of countryside available to all residents for use as a community and where the protection of wildlife is a priority. There are also allotments and a community orchard. This thriving



community has convenient access to Chippenham (6 miles) and the market town of Malmesbury (8 miles). The M4 Motorway is only 4 miles away and communication by road is excellent with many different options. The Chippenham mainline railway links to London Paddington (70 minutes). Larger towns/cities of Bath, Bristol and Swindon are within easy commuting distance. The highly regarded secondary schools of Hardenhuish and Sheldon in Chippenham can be accessed via bus from the village.

Tenure & Services

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

Directions

From Sutton Benger, follow the B4069 towards Lyneham. Enter Christian Malford and take the next right hand turn into the village centre.

Pass the shop, and as the road forks take the right hand lane onto The Green. Continue bearing right onto Church Road and head towards the Church. Locate the property on the right hand side.

Postcode SN15 4BW

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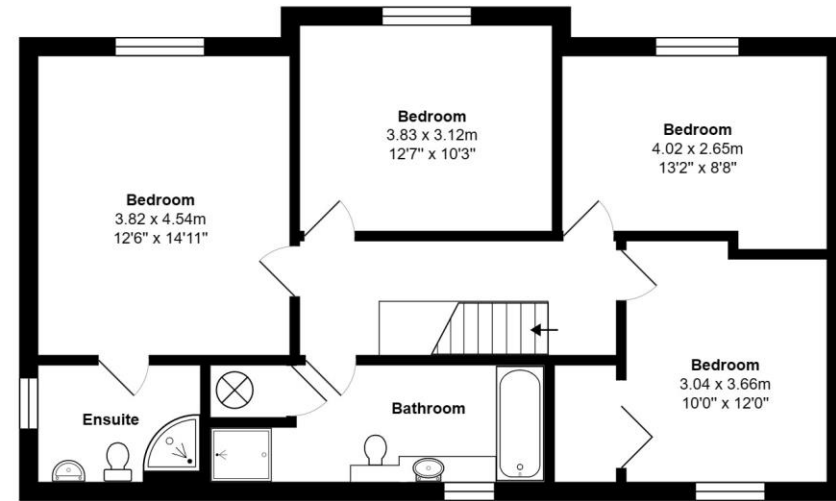
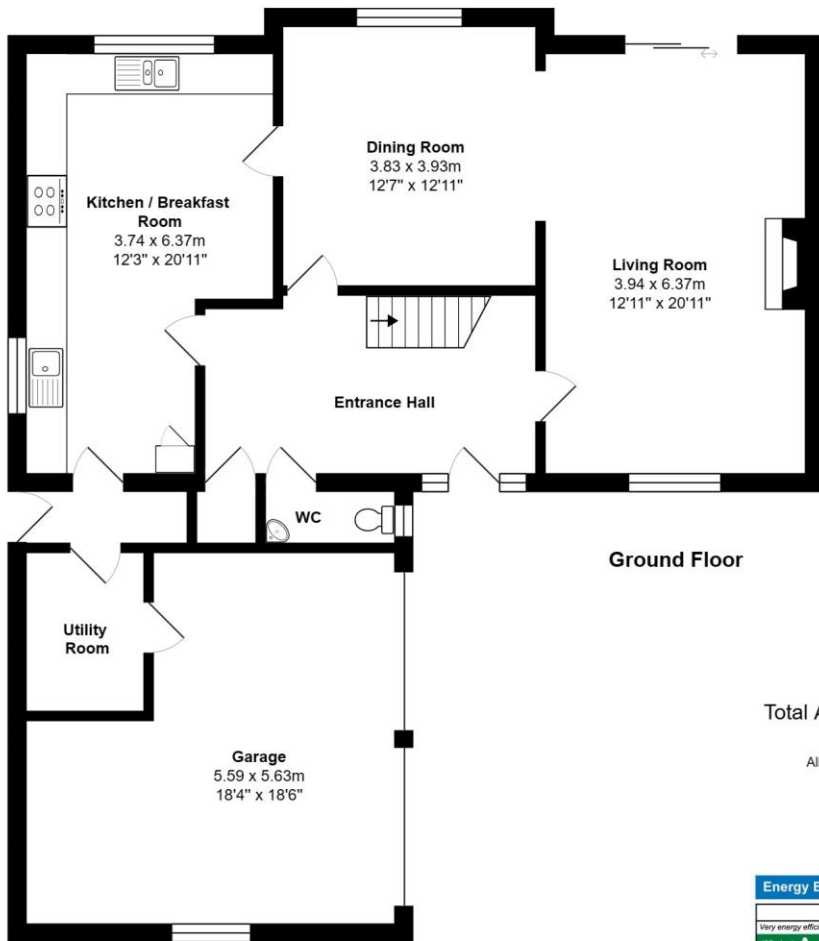
Local Authority

Wiltshire Council

Council Tax Band

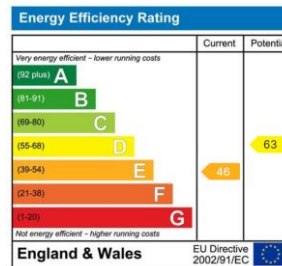
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Total Area: 166.8 m² ... 1795 ft² (excluding garage)

All measurements are approximate and for display purposes only



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