

2 Chapel Corner Watts Lane, Hullavington, Chippenham, Wiltshire, SN14 6RT

Detached family house  
4 bedrooms  
Bathroom and en-suite  
3 reception rooms  
Kitchen/breakfast room and separate utility room  
Double garage and private parking  
Front and rear gardens  
Small leafy close setting of only 6 homes  
Easy walking distance to village amenities



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £635,000**

Approximately 1,522sq.ft excluding garage

‘Situated within a small leafy close of only 6 homes, this detached family house offers excellent 4 bedroom accommodation and a double garage’



## The Property

This detached family house is situated within a desirable small close comprising only six detached properties conveniently located within short easy walking distance to village amenities including the primary school and shop. Constructed in 1998 and built within The Draycott design then later extended, the property is well-proportioned offering a superb configuration for family living with the accommodation extending to around 1,522 sq.ft.

The ground floor opens to an entrance hall and principally comprises three reception rooms and a kitchen/breakfast room. The spacious living room features an open fireplace and double doors connecting to the extended dining room which has double patio doors out to the garden. Across the hall there is a separate study. The modern fitted kitchen/breakfast room has further

patio doors leading to the garden as well as an adjoining utility room with side access and a WC off. On the first floor, there are four bedrooms, three of which benefitting from built-in storage. There is a family bathroom while the principal bedroom has a private en-suite shower room.

Externally and to the front, there is off-road driveway parking for two cars in front of the double garage. The garage has power connected and useful eaves storage above. There is a front lawn and the rear garden is fully enclosed laid mostly to lawn with well-established borders.

## 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

We understand the property is Freehold with oil-fired central heating, mains

drainage, water and electricity. Superfast 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 F.

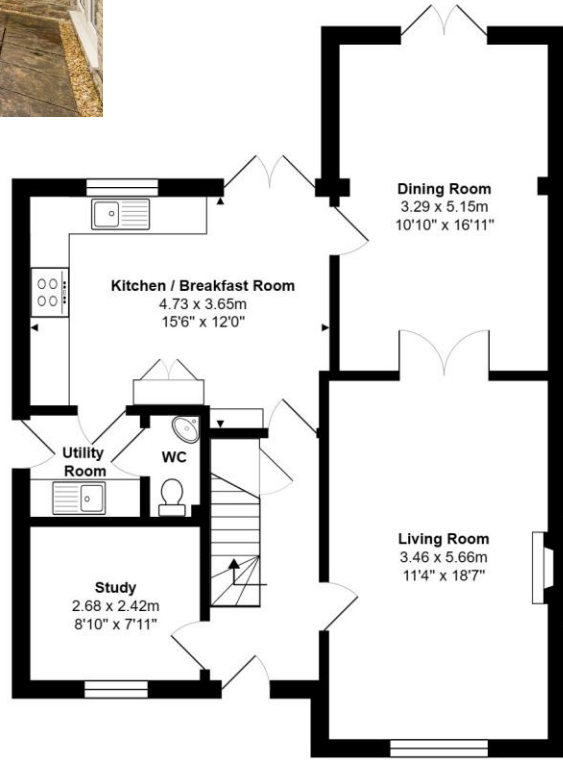
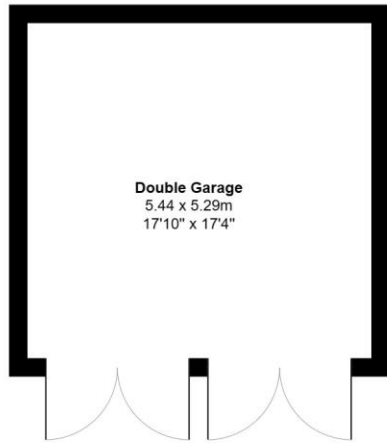
## Directions

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 Chapel Corner. Locate the property on the left hand side.

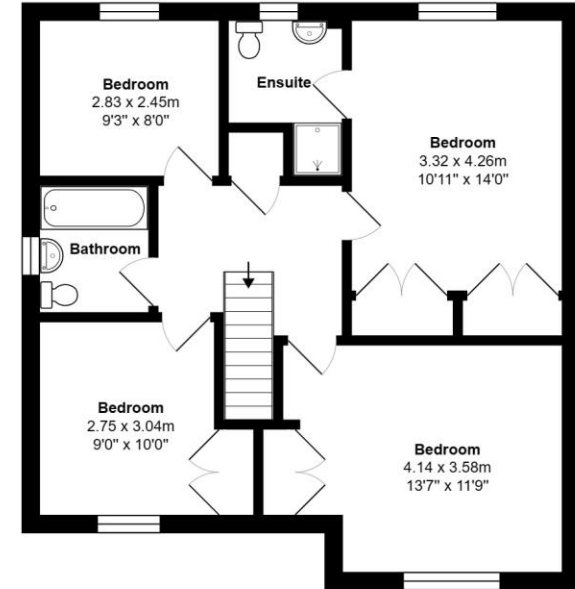
Postcode SN14 6RT

What3words: ///fuse.printer.phones





Ground Floor



First Floor

Total Area: 141.4 m<sup>2</sup> ... 1522 ft<sup>2</sup> (excluding double garage)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC

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