

**Cherry Tree, 3 Mere Avenue, Hullavington, Chippenham, Wiltshire, SN14 6EW**

Stunning detached bungalow  
Subject of a thorough renovation and large extension

Impressive light and airy accommodation  
3 bedrooms, 2 en-suites

Magnificent open plan kitchen/living area with vaulted ceiling and bi-folds

South-west facing garden

Private off-street parking

Village location close to amenities



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £585,000**

Approximately 1,462 sq.ft

‘The subject of a stunning renovation and substantial extension, this impressive detached home offers beautiful accommodation filled with natural light’



## The Property

Cherry Tree is an exquisite and impressive home which has been the subject of a stunning, thorough renovation and large extension originally an early 1960s detached bungalow. Externally the property boasts bold striking elevations combining white render, black cladding and exposed stone plus a green 'living' roof, whilst internally the accommodation is filled with natural light and has been designed and configured with much thought and attention to detail. The accommodation extends to over 1,460 sq.ft and is deceptively spacious.

At the heart of the home there is an impressive open plan living space with high vaulted ceiling, engineered oak flooring, and full width bi-fold doors spilling out to the sunny garden. The kitchen features a large breakfast bar island and integrated double oven, induction hob and dishwasher. There is a large walk-in pantry plus an adjoining to

a useful boot/utility room with convenient side access. There are three bedrooms comprising a single bedroom and two good-sized doubles both with stylish en-suites. Underfloor heating warms the full en-suite bathroom to the principal bedroom.

The property is approached over a gravelled driveway providing plenty of private off-street parking beside a front lawn. There is also an EV charging point. The rear garden benefits from a sunny south-west facing aspect and has been landscaped to lawn with a stone patio and a feature raised pond.

## 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 through a new external boiler, 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 D.

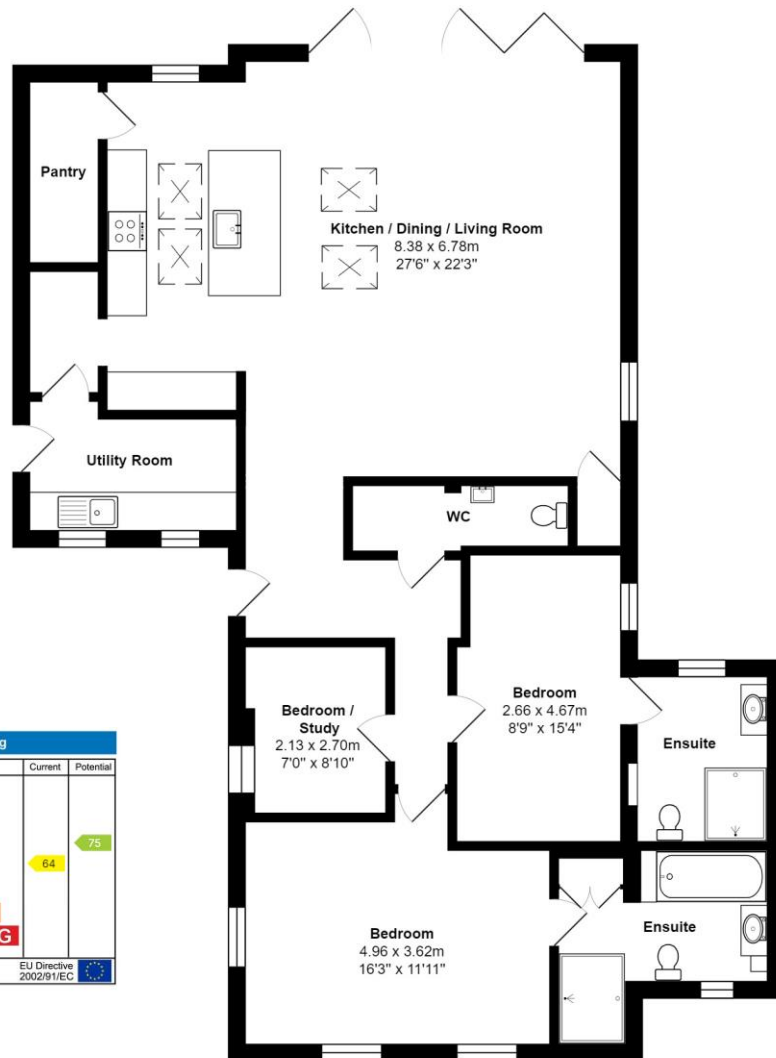
## Directions

Enter the village from the Malmesbury direction and pass the school then take the first right hand turn onto Mere Avenue. Locate the property on the left hand side.

Postcode SN14 6EW

What3words: ///refusals.bunks.ethic





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(54-68)	<b>D</b>	64	75
(39-53)	<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	

Total Area: 135.8 m<sup>2</sup> ... 1462 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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