



JAMES PYLE & Co.

44 The Parklands, Hullavington, Wiltshire, SN14 6DL



Detached bungalow  
Improved and extended accommodation  
4 bedrooms  
Principal bedroom with en-suite  
Open plan living/dining room  
Modern fitted kitchen  
Sunny garden with studio  
Ample private parking  
Level walking distance to amenities



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £475,000**

Approximately 1,194 sq.ft excluding studio



‘Set within a quiet, leafy cul-de-sac close to amenities, this detached bungalow has been improved and extended creating a versatile, light-filled 4 bedroom home’

### The Property

This detached modern bungalow is set within a popular, leafy close situated towards the rural edge of the village of Hullavington, and within level walking distance to amenities. The bungalow has been greatly improved by the current owners with the inclusion of a garage conversion creating a fantastic principal bedroom suite.

The accommodation extends to around 1,194 sq.ft with the reception area arranged as open plan incorporating a living room and dining area, plus a rear conservatory. The kitchen/breakfast room is modern fitted and has sliding doors connecting to the garden. The bedroom accommodation comprises three double bedrooms and a single bedroom. The new main bedroom suite is arranged to the side benefitting from an en-suite shower room, whilst the bedroom is filled with natural light through a roof lantern and sliding doors flowing to a patio terrace. The family

bathroom serves the remaining bedrooms and is fitted with a shower over the bath.

The property has ample private parking for several cars over a driveway, whilst a front lawn with well-established specimen trees sets the property back from the road. The rear garden enjoys a sunny south-westerly aspect and is laid mostly to lawn with seating terraces. Within the garden there is a newly constructed timber studio with power connected and bi-fold doors.

### 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 D.

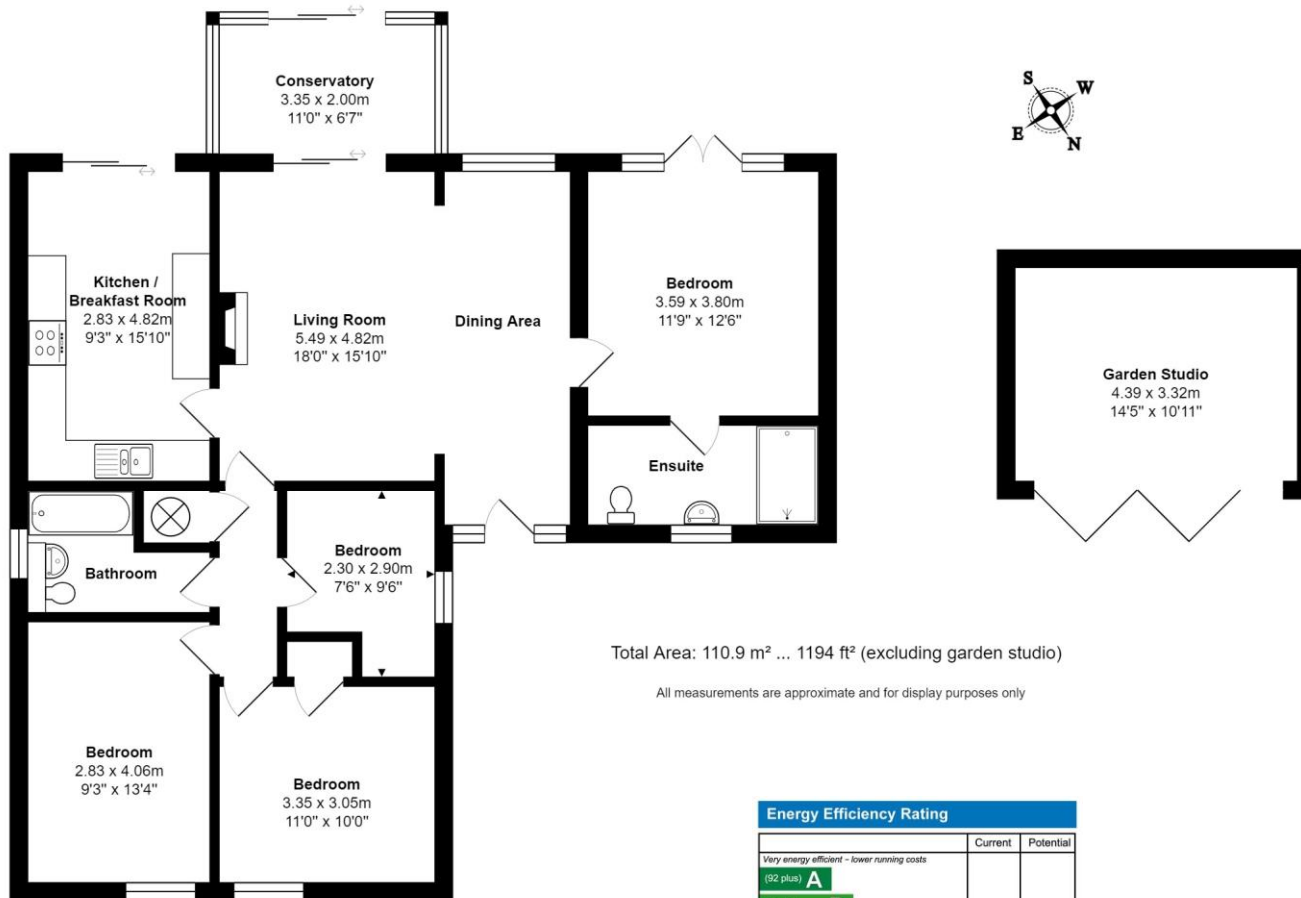
### Directions

From the M4 Junction 17 head north on the A429. By the former hangars, turn left signposted to Hullavington and after about 3/4 mile turn left into The Street. Continue through the heart of the village and take the right hand turn into The Parklands. Locate the property on the left hand side. Postcode SN14 6DL. What3words: ///retina.clown.headstone









Total Area: 110.9 m<sup>2</sup> ... 1194 ft<sup>2</sup> (excluding garden studio)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92 plus)		
B	(81-91)		
C	(69-80)		73
D	(55-68)		
E	(39-54)	50	
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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