



JAMES PYLE[®]



Dairy Cottage, The Street, Hullavington, Chippenham, Wiltshire, SN14 6DR

Natural stone detached house
Individually designed and built
Versatile and substantial accommodation
4 bedrooms, 3 bathrooms
2 useful converted attic rooms
LPG heating and underfloor heating
Private parking and garage
South-east facing garden with large
workshop/shed
Village location with amenities

Approximately 2,284 sq ft



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £795,000

‘A versatile and substantial detached family home boasting high specification finishes including underfloor heating’

The Property

Dairy Cottage is a versatile and spacious detached family home located within the popular village of Hullavington. Individually designed and built in the early 2000s by a local builder, the property is constructed of attractive Farmington natural stone with a high specification finish including underflooring heating throughout the ground floor beneath Indian slate tiling. The well-presented accommodation spans in all to a generous 2,284 sq.ft. arranged over three floors. The ground floor is thoughtfully designed with a good-sized living room connecting through to the substantial 23' kitchen/dining room which spills out to the garden via French doors and benefits from a utility room off. The kitchen was beautifully re-fitted in recent years with a breakfast bar, gas hob and double oven. Upstairs and on the first floor, there are four double bedrooms and a family

bathroom. Both the principal bedroom and second bedroom have en-suites whilst the master has an excellent fitted dressing area with views over the front. On the top floor, there are two very useful converted attic rooms which provide ideal space for a home office or hobby room, and could even be utilised as further bedrooms if required. Other benefits include a water softener, new pressurised water tank and replacement double glazing.

Dairy Cottage boasts parking for several vehicles at the front over a gravelled driveway bound by stone walling in addition to the integral garage. The south-east landscaped rear garden is a lovely feature of the property, also enclosed by stone walling the garden enjoys a good degree of privacy. A large patio terrace is arranged at the rear of the property with steps up to a lawn. At the far end of the garden there is a large timber workshop/shed.



Situation

Hullavington is a lively community and thriving village with a primary school, general store/post office and garage, parish church, village hall, micro-brewery, the Hullavington Arms pub and a weekly coffee shop morning. The market town of Malmesbury is located 6 miles away with further facilities and an Ofsted 'Outstanding' secondary school whilst Chippenham is 7 miles away. The village is superbly located for the commuter with Junction 17 of the M4 only a few minutes drive away and Chippenham railway station within 15 minutes, ideal for those commuting to Swindon, Bath and Bristol or further afield.

Tenure & Services

We understand the property is Freehold with an LPG tank submerged in the garden, mains drains and water.

Directions

From the M4 Junction 17 head north on the A429. By the former hangars, turn left signposted to Hullavington & after about 3/4 mile turn left into The Street. Continue almost all the way through the village towards Grittleton, and locate the property on the left hand side opposite Parklands. Sat nav postcode SN14 6DR

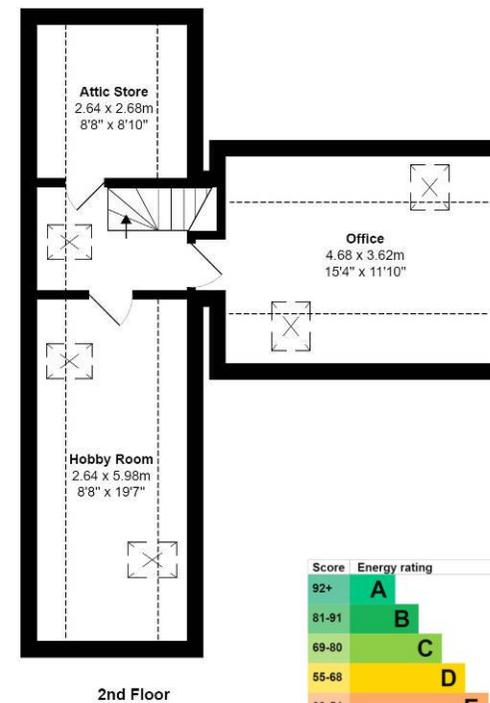
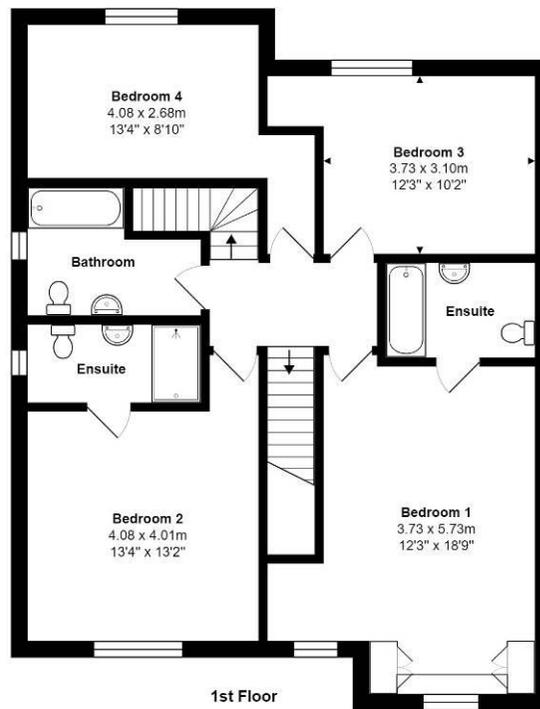
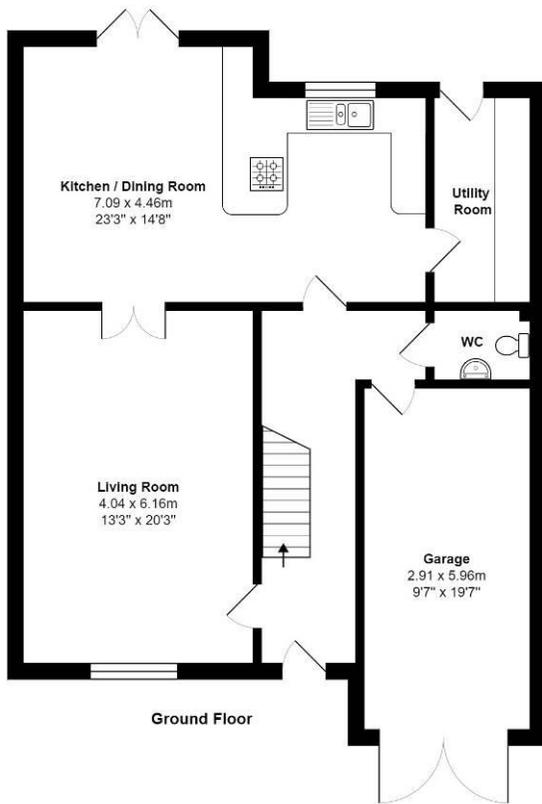
Local Authority

Wiltshire Council

Council Tax Band

F £2,897





Total Area: 212.2 m² ... 2284 ft² (excluding garage & attic store)

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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