



JAMES PYLE^{Co.}



12 Belfry Drive, Hullavington, Chippenham, Wiltshire, SN14 6QW

Detached modern house
Spacious accommodation
4 double bedrooms, 2 bathrooms
2 reception rooms plus a study
Kitchen and utility room
Double garage



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Approximately 2,053 sq ft

£1,800 pcm

“A sizable detached 4-bedroom house set within a quiet mature village cul-de-sac in the popular village of Hullavington.”



The Property

DESCRIPTION This well-proportioned detached house is set within a quiet mature cul-de-sac in the village of Hullavington, a short walk to the shop and primary school. The property offers sizable accommodation of around 2,050 sq.ft. including a double garage. An entrance hall opens to two large reception rooms, the living room of which has a wood-burning stove whilst the flexible dining room overlooks the garden. The fitted kitchen is adjoined by a utility room which accesses at the garage. There is also a study and WC off the hallway. On the first floor, there are four double bedrooms, a family bathroom, and en-suite shower room to the main bedroom. The property benefits from private parking over a

front gravelled driveway in addition to the garage. The rear garden is deceptive in size with south-west facing aspect, laid mostly to lawn and bound by mature hedging.

SITUATION The thriving village of Hullavington has a lively community with a primary school, general store/post office and garage, parish church, village hall, taphouse and café, and coffee shop. The market town of Malmesbury is located only 6 miles away with further amenities and an Ofsted 'Outstanding' secondary school. The independent school of Westonbirt is 15 minutes away. The larger town of Chippenham is 7 miles away for a more comprehensive range of facilities and

further schooling options. 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 mainline services to London Paddington. Local sporting options include golf and circuit racing at Castle Combe, horse racing at Bath, the Beaufort polo and Badminton Horse Trials at Badminton.

Directions

Enter Hullavington from the north-east Malmesbury direction and continue along the main street to the centre. Take the right hand turn into Hill Hayes Lane and then turn left into Belfry Drive. Locate the property on the right hand side. Postcode SN14 6QW

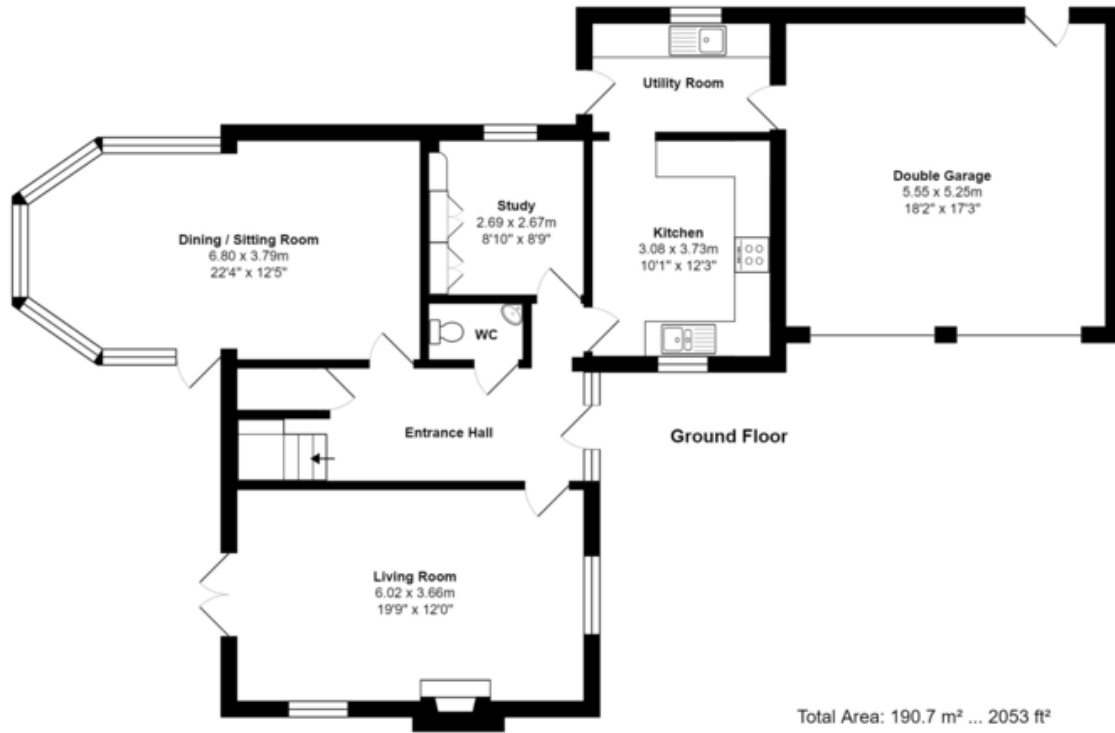
Local Authority

Wiltshire County Council

Council Tax Band

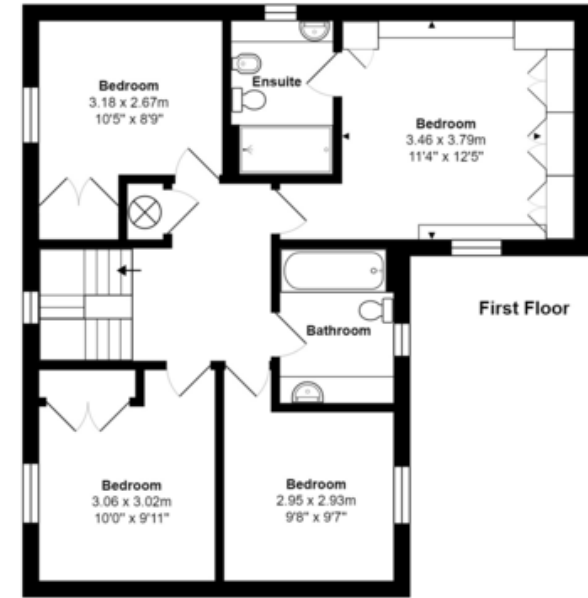
F £3,201





Total Area: 190.7 m² ... 2053 ft²

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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