



## 4 Old Farm Close, Hullavington, Chippenham, SN14 6FD

**£1,500 pcm**

Situated in the village of Hullavington within walking distance to amenities, a high specification semi-detached home built in 2016. 3 bedrooms, 2 bathrooms, living room, kitchen/breakfast room, cloakroom, front and rear gardens, and off road parking. Sorry, no pets.

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## The Property

**DESCRIPTION** 4 Old Farm Close is a semi-detached modern home situated in the sought after village of Hullavington within walking distance to amenities.

The beautifully presented accommodation is arranged over two floors and extends in all to 969 sq.ft. Entered through an oak front door, the ground floor comprises an entrance hall with WC off, living room, and a stylish Sky Interiors kitchen/breakfast room with built in Neff appliances and French doors opening to the garden.

On the first floor are three bedrooms and a family bathroom with shower over bath whilst the master bedroom has an en-suite shower room. The property benefits from UPVC double glazing and air source heat pump central heating.

There is a small front garden laid to lawn with driveway parking to the side of the property whilst the enclosed rear garden is laid mostly to lawn with patio area.

**SITUATION** The thriving village of Hullavington has a lively community with a Primary School, General Store/Post Office and Garage, Parish Church, Village Hall, Micro-brewery, Public House and Coffee Shop. 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

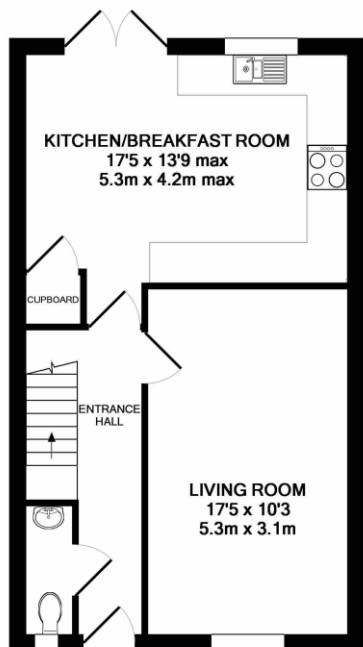
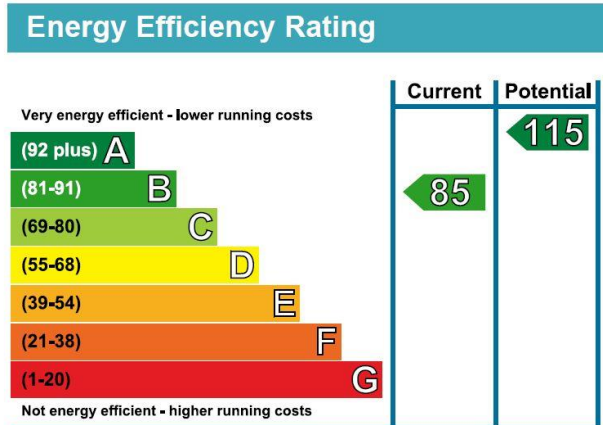
few minutes drive away ideal for those commuting to Swindon, Bath and Bristol and the M5. Chippenham railway station is within a 15 minutes' drive with regular mainline services to London Paddington.

## Directions

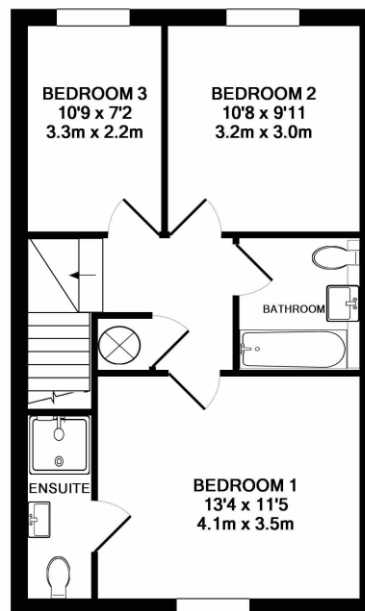
From the M4 Junction 17 head north on the A429. By the former hangars, turn left signposted to Hullavington & after about 3/4 mile turn left into The Street. Continue pass the Primary School into the village and take the second left hand turn into Watts Lane then immediately turn right into Old Farm Close to locate number 4 on the left towards the end of the cul-de-sac. Satnav postcode SN14 6FD

**Local Authority**  
Wiltshire Council

**Council Tax**  
D £2,216



GROUND FLOOR  
APPROX. FLOOR  
AREA 480 SQ.FT.  
(44.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 490 SQ.FT.  
(45.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 969 SQ.FT. (90.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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