

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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1 Swallett Farm Cottage, Christian

Price Guide £425,000

A spacious semi-detached home (1291 sq ft) in a semi-rural location on the edge of this popular village.

3 bedrooms, bathroom, sitting room, snug, study, kitchen/breakfast room, conservatory, utility and cloakroom.

Timber double garage, insulated home office, good size garden extending to about 1/4 of an acre.

NO ONWARD CHAIN



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The Accommodation

The front door leads into a lobby with a cupboard housing the electrics with a cloakroom on the right. Open to the left is the utility room with the oil fired boiler, plumbing for a washing machine and space for a fridge/freezer. The dual aspect kitchen features a two oven electric AGA and a good range of units, plus a large under stair cupboard. All these areas have attractive Indonesian slate flooring The sitting room has a wide opening into the conservatory, which in turn has access to the garden. From the inner hall there are stairs to the first floor and a door into the snug which has a stone fireplace with a log burning stove and opens into the dual aspect study, again with access to the garden. On the first floor there is a hanging cupboard on the landing. Two of the three bedrooms are doubles, all feature built-in wardrobes, and the family bathroom has a mains shower over the bath.

The Property

This former farm workers cottage was built in the 1930's and was originally part of the adjacent Swallett Farm. It has spacious living accommodation that has been extended over the years and much improved by the current owners over the last three and a half years. It features a large wrap around garden, further enhanced by a wooden double garage and insulated home office. The oil tank and boiler were replaced in 2016 and there is ample off-road parking. There is hard flooring throughout the ground floor and oil fired central heating throughout.

Outside

There is a large gravelled drive with ample parking, with the neighbour having a right-of-way over to access their home. There is a wooden DOUBLE GARAGE 5.85m by 4.86m with power, light and a tiled floor. Adjacent is the wooden insulated HOME OFFICE 4.73m by 2.61m again with power and light and it is hard wired for broadband. There is access through a picket gate to a paved area with the screened oil tank, adjacent to the front door. To the right is a good sized expanse of lawn enclosed by hedging and fencing. There is a paved patio, vegetable beds and mature trees including silver birch, a magnolia and a damson. At the rear is a covered shelter, a greenhouse, aluminium shed and wooden log store. Behind the garage is an enclosure for hens.

General

Mains water, electricity and drainage are connected. Oil fired boiler for central heating and hot water. There are solar panels on the rear roof slope - further details on request. Council Tax Band D - £1,874.02 payable for 2020/21. EPC rating Band C - 73. The full report is available on our website or paper copy on request.

Directions to SN15 4DB

From Chippenham head east on the B4069 towards Lyneham. Continue through Sutton Benger and straight on past the right hand turn to Christian Malford. The property is on the very edge of the village about a mile further along this road on your right hand side, denoted by our For Sale board.

