



13 The Street, Hullavington

Price Guide £385,000

An intriguing village home (1638 sq ft), suitable for ground floor living if required, and with commercial letting opportunities.

3 double bedrooms, 3 bathrooms. Lovely hall and large landing with study area. Sitting room, dining room, kitchen/breakfast room and utility room. Courtyard garden to rear.



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The Property

This intriguing property was formerly the village general store which subsequently fell into disrepair. The current owners, who live next door, purchased the property in the late 1990's, and set about completely rebuilding the property with the works completed in 2003. An oak frame was constructed within the existing external walls and the property was insulated to a high standard. Having since used the property for 'Bed and Breakfast' accommodation, they have complied with the necessary fire regulations. The property offers the option of ground floor living if required, by virtue of a wheelchair accessible bedroom and wet room on the ground floor. There are oak internal doors and stair treads.

The Accommodation

The front door leads into a slate tiled hall with underfloor heating, low level lighting and a part glazed roof over, flooding the hall with natural light. Oak stairs lead off to the first floor with a cupboard under with light. On the right is the sitting room which has a log burning stove and double doors to the dining room at the rear. This connects back to the hall, and opposite is the kitchen/breakfast room with a range of units and space for a cooker and dishwasher. The adjacent utility room has more cupboards, under counter space for the washing machine, the hot water cylinder and the oil fired boiler. At the front is a double bedroom with a large wet room off, also with underfloor heating. On the dual aspect first floor landing, the ceiling is vaulted with the exposed oak frame, and provides a useful study or reading area. There are two further double bedrooms, both with excellent high ceilings and en suite bathroom with a shower over the bath.

Outside

At the rear is a small courtyard garden and sitting out area to enjoy the morning sun.

General

Mains water, electricity and drainage are connected. Oil fired boiler for central heating. Council tax Band E - £2,266.15 payable for 2020/21. EPC band C-74.

Location

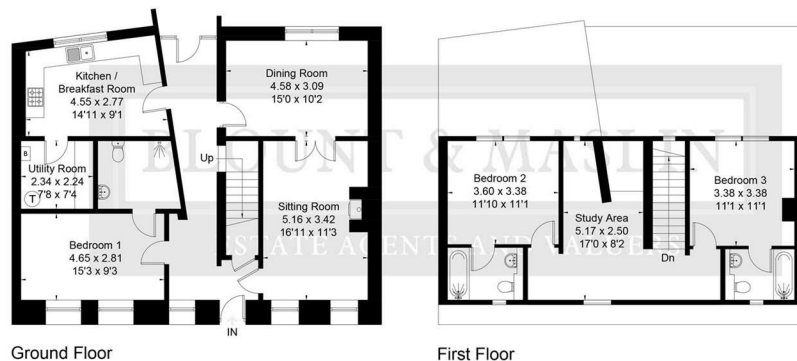
This historic and popular village sits on the edge of the Cotswolds in an area of great natural beauty. It has a flourishing and welcoming community that offers good amenities including a 12th century church, primary and nursery school, play area, well stocked village store with post office, garage, mobile hairdresser, public house and village hall. This thriving village offers a host of lively societies and clubs providing entertainment and social events for all ages. The school provision is excellent, including a C of E primary school with outstanding features and international status, toddler group and access to locally provided wrap-around care. Hullavington also has good bus links to a number of excellent secondary schools at both Malmesbury and Chippenham.

More comprehensive amenities can be found in the market towns of Chippenham (7 miles) to the south or Malmesbury (5 miles) to the north. Fast trains operate from Chippenham to London Paddington in approximately one and a quarter hours, whilst convenient access to the M4 motorway junction 17 (3 miles south) provides fast access to Bath, Bristol, Reading and Swindon.

Directions to SN14 6EF

From Malmesbury head south towards Chippenham on the A429. Continue through Corston and take the right hand turning to Hullavington. Turn left into the main street and the property will be found just after Blinks Close on your left hand side.

Approximate Area = 154.8 sq m / 1663 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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