



22 Watts Lane
Hullavington, SN14 6EA



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Located on the rural edge of this popular village in a peaceful setting a modern three bedroom detached family home with south west facing rear garden.

- Detached Family Home
- Three Bedrooms + En Suite
- Rural Edge Of Village
- Spacious Kitchen + Study
- Outstanding Views
- Private & Tranquil Setting
- South West Facing Garden
- Garage & Driveway

£425,000



Description

This attractive, double fronted detached family home is located on the rural edge of this most popular village, in a private and tranquil setting enjoying far reaching views to the front over open countryside. The interior is arranged over two floors comprising an entrance hall with cloakroom, a bright, double aspect sitting room with feature fireplace and a study. A door from the hallway opens into a spacious kitchen/breakfast room with a range of integrated appliances to include a ceramic hob, double oven and dishwasher. There are three bedrooms on the first floor, the master bedroom benefitting from an en suite shower room, and a family bathroom. Externally the south west facing garden is predominantly laid to lawn with a driveway to the front approaching a detached single garage.

Situation

The property occupies a pleasant position with a delightful rural aspect, in a small close of similar homes in the popular village of Hullavington. The village has a thriving community and a good number of amenities including a post office/general store, garage, public house, primary school and church. More comprehensive amenities can be found in the nearby towns of Chippenham (7 miles) to the south or Malmesbury (5 miles) to the north. Malmesbury is a thriving, pretty town offering a wealth of buildings of architectural interest, including its ancient Abbey, whilst also having a wide range of shops, services, schooling and leisure facilities available. Early tributaries of the River Avon pass around the town, and pretty walks and the countryside are close at hand. There are public transport services and good road links to the larger towns of Cirencester, Swindon, Bath and Bristol, whilst the Junction 17 of the M4 is only three miles south. Trains from Chippenham (7 miles) and Kemble (8 miles) link with London Paddington within approximately 1 hour 15 minutes.

Property Information

Tenure: Freehold

EPC Rating: C

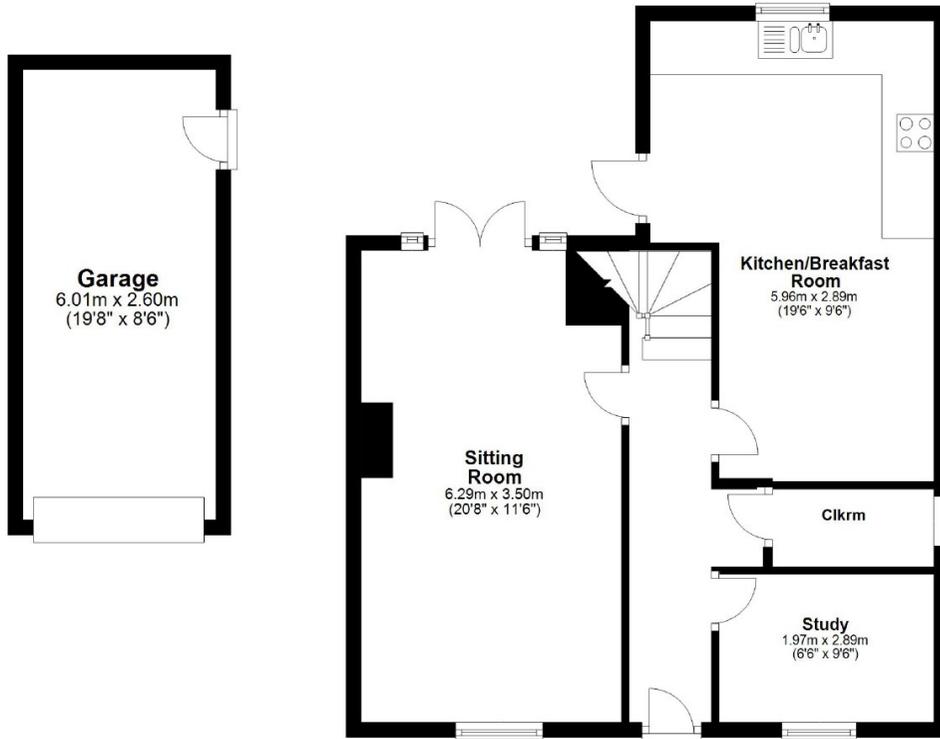
Council Tax Band: D

Mains water, electricity and oil fired central heating.



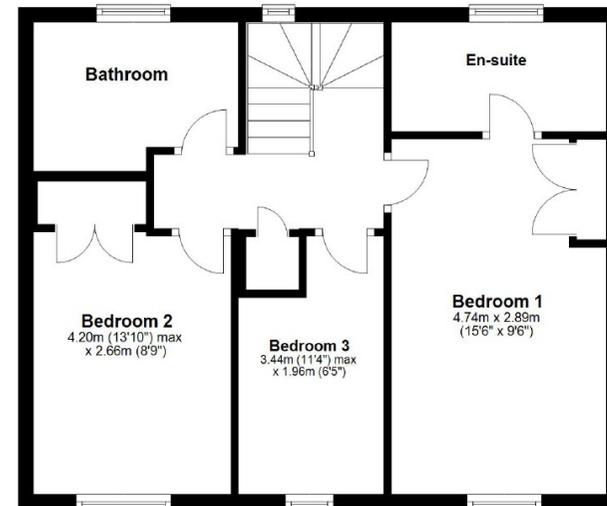
Ground Floor

Approx. 75.3 sq. metres (810.4 sq. feet)



First Floor

Approx. 48.5 sq. metres (522.3 sq. feet)



Total area: approx. 123.8 sq. metres (1332.7 sq. feet)

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