

Hankerton, Malmesbury, Wiltshire, SN16 9LA



Detached house with private gardens • Sitting room with double doors into the garden •
Beautifully appointed kitchen-diner • Separate utility • Principal bedroom with fitted wardrobes
• Double garage with electric doors • Wraparound gardens which are very private • No onward
chain • EPC E

Hankerton, Malmesbury, Wiltshire, SN16 9LA

Key Features



4
Bedrooms



1
Bathroom



2
Receptions

About the property

Set in a delightful cul-de-sac, just outside Malmesbury, this four bedroom detached house is well presented.

Approached into the hallway with a downstairs cloakroom and steps to the landing. The sitting room is triple aspect with double doors onto the garden.

The kitchen-diner is light, bright and airy, modern drawers and pantry cupboards, an integrated double oven and induction hob, fridge-freezer and dishwasher. Potentially you may leave the freestanding fridge-freezer. Adjacent is a large utility/boot room with access to the rear of the house, planned space for a washing machine.

A wide landing leads to four bedrooms, the principal bedroom has a full range of fitted wardrobes and a dual aspect view. There is another double room and two smaller rooms. The family bathroom has a white suite with a separate shower and bath.

Outside there is ample parking for several cars leading to a double garage with an electric up and over door. The gardens wrap around the house, all completely private with tall hedges, and the main part laid to lawn. There is a large shed at the rear of the house.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Hankerton is a quiet small North Wiltshire village largely made up of farms and cottages, with Follyfied being the sort of maturing residential area with an atmosphere that suggests that children can still play safely outside.

The village has a pretty Church and a garage. In the nearby village of Crudwell the Wheatsheaf Inn operates a part-time post office and has the local Primary School. The towns of Malmesbury, Tetbury and Cirencester are all within easy access as is the M4 (Junction 17) with Swindon, Bath, Bristol and Chippenham all being commutable within ½ hour or so. There are trains to London, the main line station at Kemble is some 7 miles.

Directions

From our office in Tetbury, take the third exit off the roundabout and continue along Silver Street, leaving town towards Malmesbury. At the first roundabout take the first exit, second roundabout the third exit and the third roundabout the first exit heading towards Charlton. After the Horse and Groom pub take a left into Vicarage Lane and continue into Hankerton. Follyfield will be found on the right hand side with the property being the first on the right hand side.

What3Words /// unrealistic.sank.slung

Services & Tenure

The tenure is freehold.

Mains water, and electricity are understood to be connected. The property is on oil and has a septic tank.

Local Authority

Wiltshire District Council.

Council Tax Band E.

Our reference

TET/HP/CDH/23062025

We'd love to hear from you

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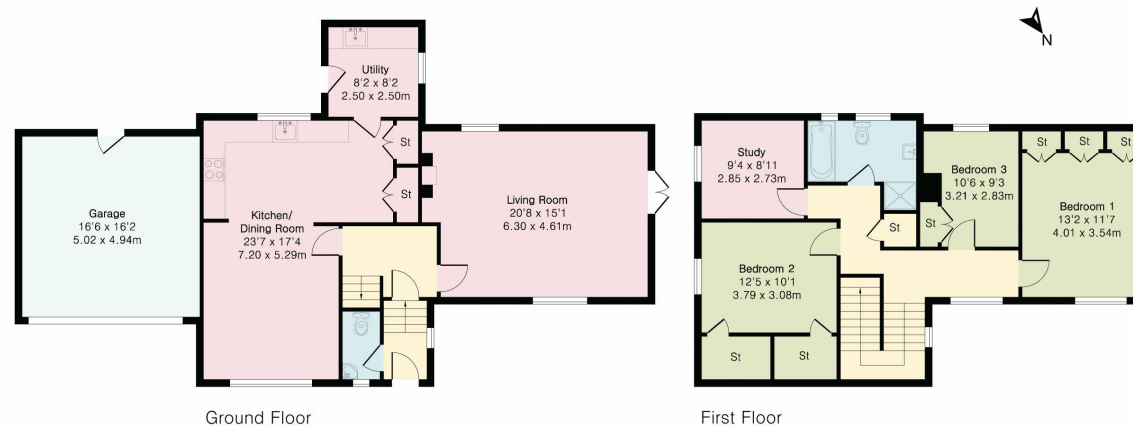




Approximate Gross Internal Area 1839 sq ft - 171 sq m

Ground Floor Area 1089 sq ft – 101 sq m

First Floor Area 750 sq ft – 70 sq m



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PROPERTY MADE PERSONAL



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

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