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The Hawthorns Oxleaze Lane, Hankerton, Wiltshire, SN16 9TS

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The Hawthorns Oxleaze Lane, Hankerton, Wiltshire, SN16 9TS

Guide Price £625,000

Located in a secluded and picturesque setting in grounds of 0.6 acre, an attractive four bedroom semi detached village home offering huge potential to modernise and extend.

- Attractive Village Home
- Incredible Potential to Modernise & Redesign
- Scope For Extension STPP
- Four Bedrooms
- Three Reception Rooms
- Magnificent Rural Location With Views
- Gardens & Grounds Of 1/3 Acre Plus 1/4 Acre Copse
- Secluded Setting In Desirable Village
- Double Garage + Ample Parking
- No Onward Chain

Freehold

EPC Rating E









The Hawthorns is a spacious semi-detached family home occupying an enviable position on an established plot of approximately 0.6 acres, set in a peaceful and private location, with far-reaching rural views across open countryside to the rear.

Offered for sale for the first time in over 45 years, the property presents an excellent opportunity for a new owner to modernise and restore throughout, creating a home tailored to their own requirements and specification. We believe there is also scope to extend the current footprint, subject to the necessary planning permissions.

The versatile and well proportioned interior comprises an entrance hallway with cloakroom, three principle reception rooms, a kitchen with separate utility. There are four bedrooms and a family bathroom on the first floor.

Outside, the established gardens extend to the front and side of the property extending to approximately 0.3 acres, with a broad frontage and delightful open views across adjoining farmland to the rear. A separate wooded copse, adjoining the gardens, extends to a further 0.27 acres, enhancing the property's sense of space and privacy, in a semi rural setting.

To the front, a driveway provides ample parking and turning space and leads to an attached double garage.

SITUATION
Located in a delightful rural setting, surrounded by open countryside, in a quiet rural lane close to the village church. Hankerton is a quiet, small and desirable village situated approximately five miles from Malmesbury which is reputed to be the oldest borough in the country dating back to the 11th Century. This thriving pretty town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops, a Waitrose and Aldi, schools and leisure facilities available. Early tributaries of The River Avon pass around the town with pretty walks and the countryside close at hand. There are public transport services and good road access to the larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 junction 17 is only five miles south. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately 1 hour.

PROPERTY INFORMATION
Tenure: Freehold

EPC Rating: E

Council Tax Band: E

Mains water, electricity and oil fired central heating.

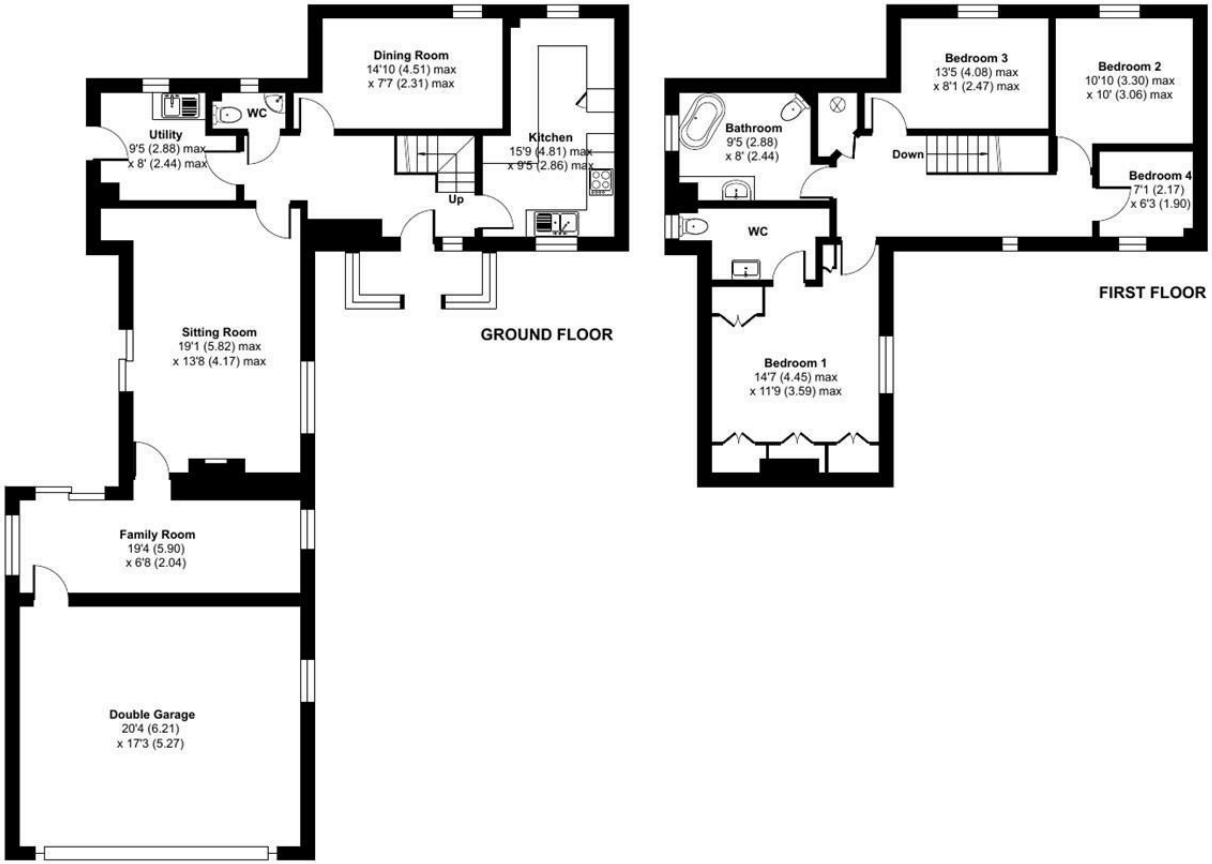






Oxleaze Lane, Hankerton, Malmesbury, SN16

Approximate Area = 1572 sq ft / 146 sq m
Garage = 343 sq ft / 31.8 sq m
Total = 1915 sq ft / 177.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Strakers. REF: 1496202

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