

## Broom Gardens, Frog Lane, Hullavington, Chippenham, Wiltshire SN14 6DX



Spacious modern detached bungalow • Edge of village location • Short walk to the heart of the village and its amenities • Sitting room and separate dining room • Conservatory overlooking the rear garden • Newly fitted kitchen • Light and airy bedrooms • Double garage and driveway parking • EPC E

# Broom Gardens,

Frog Lane, Hullavington, Chippenham, Wiltshire SN14 6DX

## Key Features



3  
Bedrooms



2  
Bathrooms



2  
Receptions

## About the property

Nestled in the heart of a picturesque village of Hullavington, this modern detached bungalow offers a perfect blend of charm and comfort.

The spacious living areas are perfect for relaxing or entertaining, with a homely feel that is sure to make you feel at ease.

With off-street parking and a garage, convenience is at your doorstep, the surroundings offer a quiet retreat from the main high street.

The property offers very light and spacious accommodation, good size entrance hall with doors into the sitting room, dining room and addition of a conservatory overlooking the rear garden. Newly fitted kitchen with access onto the rear garden.

The largest bedroom has an en-suite shower room, one further double bedroom, and a third bedroom which can also be used as a office/study/snug room. There is a family bathroom. The property also has a useful cloakroom with storage.

To front there is a very pretty front garden which is mainly laid to lawn, pathway to entrance. Driveway parking leading you to the double garage which offers huge potential to create further living accommodation if desired.

There is also a rear garden which is private, secure, and not overlooked.

## Amenities

Hullavington is a village parish in Wiltshire just north of the M4 motorway. The village lies 4 miles southwest of Malmesbury and 5.5 miles from Chippenham. Hullavington has a garage, shop/post office, church, village hall and a popular primary school.

## Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

## Directions

From our office in the centre of Tetbury, proceed on the B4014 towards Malmesbury. Continue straight over the first mini roundabout on the edge of the town and turn right onto the A429 at the next roundabout. Continue straight over the next two roundabouts that bypass Malmesbury and continue south through the village of Corston. After a mile and a half, turn right at the roundabout signposted to Hullavington, and after about 1/2 a mile turn left at the crossroads into The Street. Turn left into Frog Lane and next right into Broom Gardens, the property will be found on the left hand side.

What3Words: ///sage.hippy.premature

## Services & Tenure

The tenure is Freehold. Mains electricity, water and sewerage are understood to be connected.

## Local Authority

Wiltshire Council

Council Tax Band: E

## Our reference

TET/JR/RN/04122024

## We'd love to hear from you

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*what the owner said*

"Quiet secluded position in a friendly village with amenities of a shop/garage/school/church and bus service."



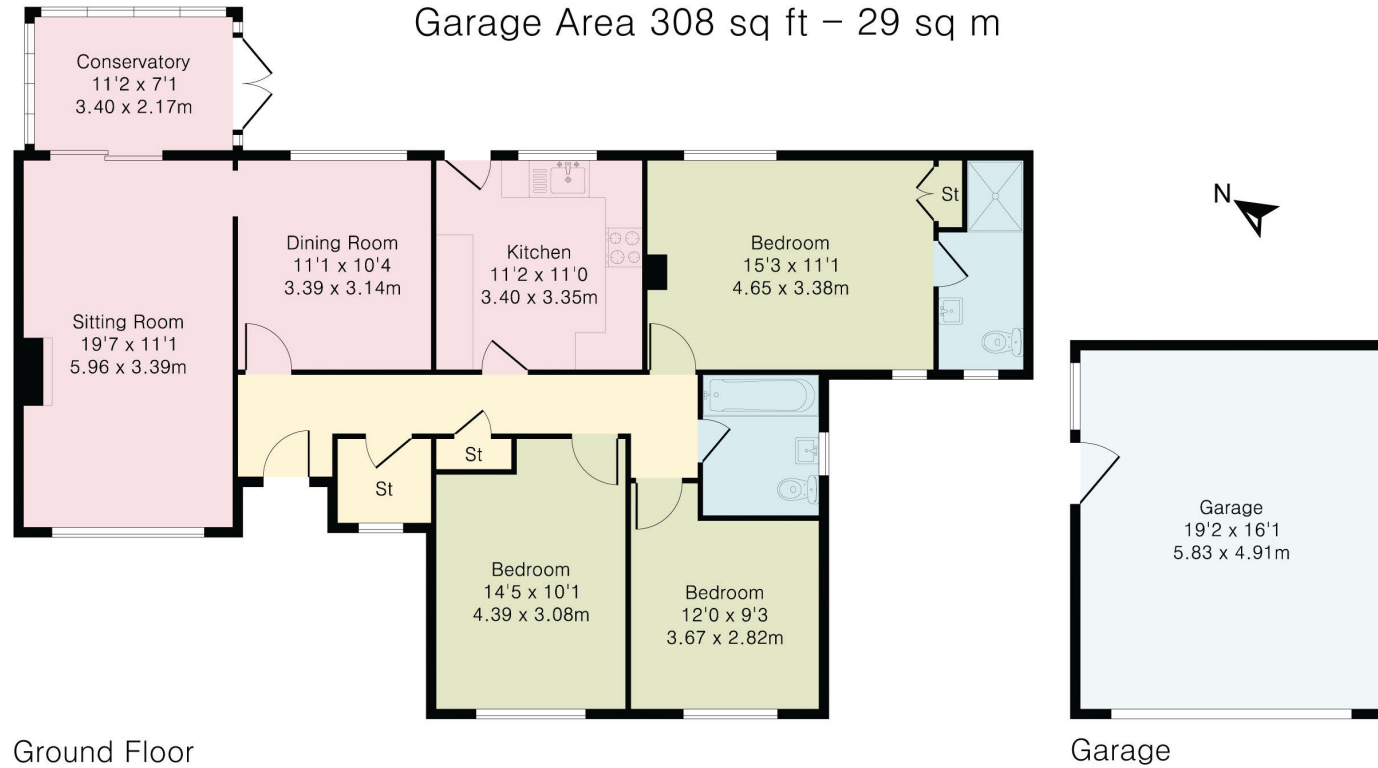




## Approximate Gross Internal Area 1520 sq ft - 142 sq m

Ground Floor Area 1212 sq ft – 113 sq m

Garage Area 308 sq ft – 29 sq m



Ground Floor

Garage

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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.

**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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