

PerryBishop

PROPERTY MADE PERSONAL



Malford Farm Court, Main Road, Christian Malford, Chippenham, Wiltshire, SN15 4FJ

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Main Road, Christian Malford, Chippenham, Wiltshire, SN15 4FJ

Key Features



4
Bedrooms



3
Bathrooms



2
Receptions

- Traditionally designed house with fabulous views
- Eco house with Air Source heat pump and solar panels
- Delightful kitchen-diner-family room
- Far reaching views across the fields
- Two bedrooms with en-suite shower rooms
- Bi-folding doors onto a good sized garden
- Double garage with storage above
- EPC: A

About the property

An attractive traditionally built Eco house with beautiful views across the surrounding fields.

Approached into a hallway lit by a full length window, a downstairs cloakroom and stairs rising to the first floor.

The sitting room is a great size, plenty of room for sofas, a contemporary wood burning stove and large picture windows. The kitchen-diner-family room is probably the place that the modern family would reside, bi-folding doors open onto the extended terrace and there is plenty of room for a large table and a sofa.

The kitchen has been thoughtfully designed with a fridge/freezer, range oven with an induction hob and dishwasher. Adjacent is a useful utility room with planned space for a washing machine.

Upstairs there are two double bedrooms with en-suite

shower rooms, a smaller double which is currently used as a dressing room and a fourth bedroom/study. There is a large airing cupboard and this flexible space is completed with a family bathroom with a bath.

Outside there is driveway parking for two cars leading to a double garage with electric doors, and storage above, complete with loft ladder.

The rear garden has only just started to be landscaped but was beautiful last year, there are patios for evening gin and tonic's and a large terrace for entertaining. A shed has been installed and there is potential when the development is finished that more land may be offered.

The property benefits from an Air source heat pump with solar panels which makes the house very economical, there is under floor heating downstairs. A water softener is located in the garage.

Amenities

Christian Malford is one of the few villages in the area retaining the facilities and amenities villages used to have. With a primary school, church, village shop/post office, pub and village hall, where there are many social events and activities arranged on a regular basis. The village is just four miles N.E. of Chippenham, which has easy access to a wide range of shops, providing an excellent range of shopping facilities and amenities including mainline rail services (Paddington about 75 minutes) and modern sports/leisure centre; excellent road communications provide easy access to the major employment centres of Bath, Bristol and Swindon via the M4 together with London and the West Country. Those with an interest in country and leisure pursuits are



well catered for in the area and there is a good choice of both state and private schooling in the region.

Directions

From Chippenham proceed out of the town on the Langley Road (B4069) past Kington Langley and through Sutton Benger. On reaching Christian Malford you can see a development on the left hand side, turn into it, do not take the first left but continue round the cul-de-sac at the end, Turn left and the house is on your right.

What 3 Words: ///same.downs.tailed

Services & Tenure

The tenure is Freehold.

There will be a management charge when the development is completed.

Local Authority

Wiltshire Council

Council Tax Band: F

Our reference

TET/HP/RN/07032025

We'd love to hear from you

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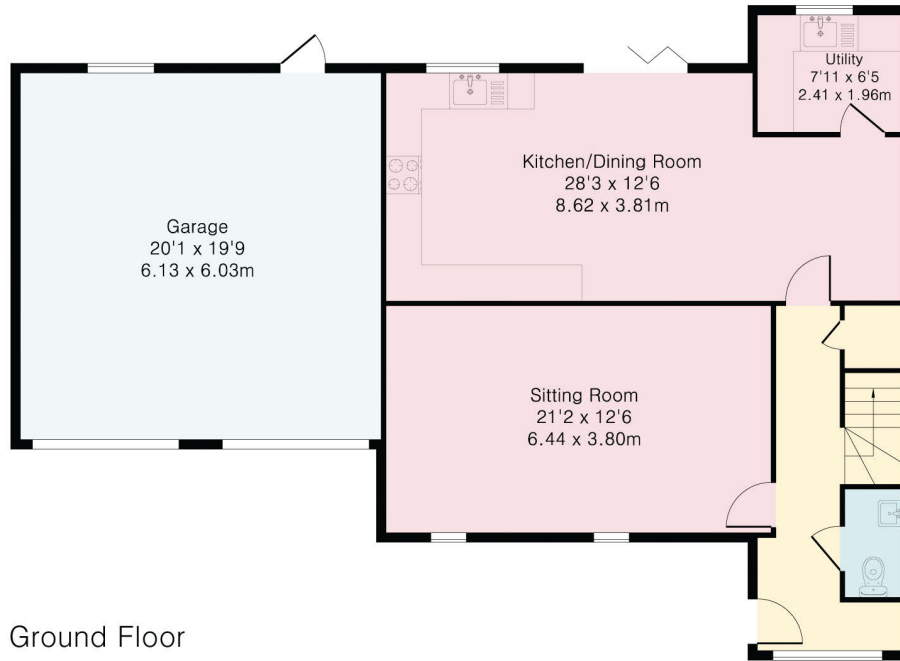




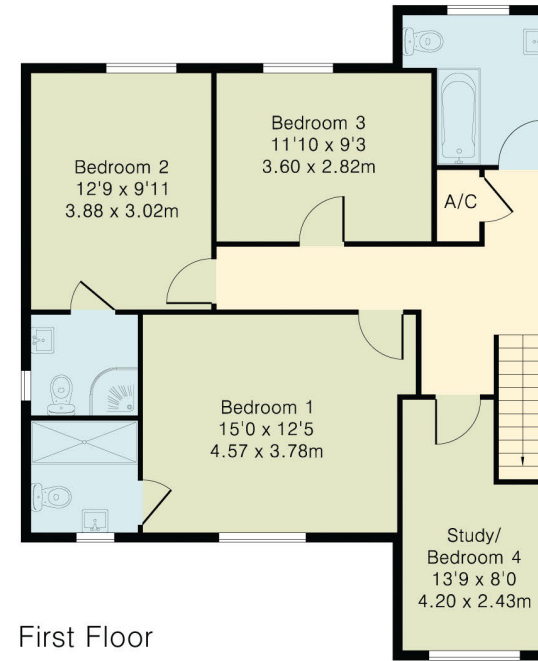
Approximate Gross Internal Area 1983 sq ft - 184 sq m

Ground Floor Area 1193 sq ft – 111 sq m

First Floor Area 790 sq ft – 73 sq m



Ground Floor



First Floor



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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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