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PROPERTY MADE PERSONAL



Follyfield, Hankerton, Malmesbury, Wiltshire, SN16 9LA

<Property.PriceNoQualifier>

Follyfield,

Hankerton, Malmesbury, Wiltshire, SN16 9LA

Key Features



5
Bedrooms



2
Bathrooms



2
Receptions

- Exceptional quality detached house with fabulous views
- Large corner plot with a beautifully landscaped garden
- Sitting room with bi folding doors leading onto the raised deck
- Contemporary kitchen-diner-family room
- Adjacent utility room
- Large bedrooms and a beautiful family bathroom
- Magnificent principal bedroom with en-suite bathroom

About the property

This wonderful family home has been crafted to the highest specification to provide a forever home with stunning views across open fields.

Approached into the house there is a downstairs cloakroom and stairs rising to the internal hallway. The sitting room is glorious with a large picture window overlooking the front and bi folding doors which open onto a decked area at the back. There is a feature fireplace with an open fire.

The kitchen-diner-family room is beautifully contemporary, with sleek white cupboards and drawers, plenty of working space and integrated appliances. A large table and a sofa overlook the garden with double doors leading out. Adjacent is a

useful utility room with planned space for appliances and a door out onto the decking.

The wide staircase leads to four double bedrooms and a principal bedroom with built in wardrobes and a contemporary shower room. The family bathroom has a standalone bath which retains the heat and a separate shower room.

Outside there is ample driveway parking for several cars leading to a double garage with electric doors. The gardens are beautiful with mature borders and views across open fields. On one side is a swimming pool, with no deep end and steps down into it, and a summer house with power and light.

Amenities

Hankerton is a quiet small North Wiltshire village largely made up of farms and cottages, with Follyfield 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.

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.

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 Hanketon. Follyfield will be found on the right hand side. Follow the road around to the left and at the top of the cul-de-sac the house is straight ahead.

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating – Oil

The swimming pool has air source heat pump heating.









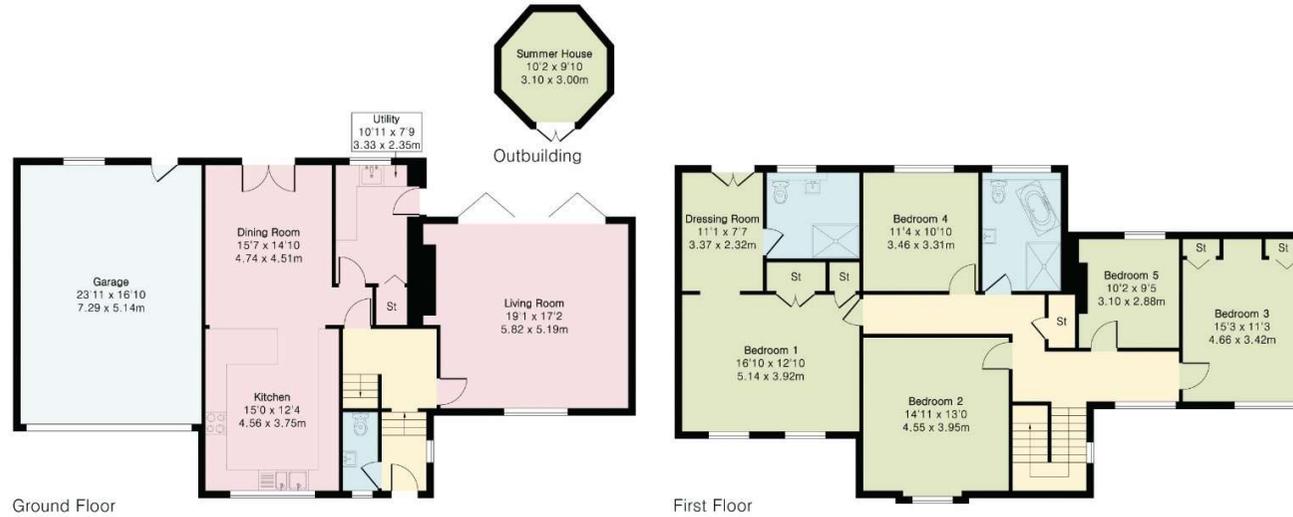
**Approximate Gross Internal Area 2237 sq ft - 208 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 935 sq ft – 87 sq m

First Floor Area 1302 sq ft – 121 sq m

Garage Area 403 sq ft – 37 sq m

Outbuilding Area 82 sq ft – 8 sq m



Ground Floor

First Floor

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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. **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.

Gloucestershire • Oxfordshire • Wiltshire

