

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury

Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



## Applecroft, Chapel Lane, Hankerton

Price £1,295,000

A substantial family home (3765 sq ft) in a quiet semi-rural location.

5 bedrooms, 4 bath/shower rooms, 4 reception rooms, kitchen/breakfast room, 2 cloakrooms, utility and laundry room. Large garden, double garage, 3-bay car barn, ample parking.

In all about 1.5 acres.



[www.blount-maslin.co.uk](http://www.blount-maslin.co.uk)



# Applecroft Chapel Lane, Hankerton

## The Property

The original stone cottage has been much improved and significantly extended over the last 40 years and now provides excellent family sized accommodation. It enjoys an east-west orientation and sits in a generous plot of about 0.8 of an acre, and also includes the lane and land to the right of the lane, making the whole plot about 1.5 acres. There is a large oak framed car barn and a double garage, together with extensive driveway parking.

## The Accommodation

The front door leads into a hall, with a boot room and cloakroom to the right, together with access to the garage. This has two up-and-over doors, one of them electrically operated, and access to the laundry room to the rear. From the hall, a door leads into a snug with a corner log burner, beams and exposed stonework. A secondary spiral staircase leads off, while a wide arch gives access to the kitchen/breakfast room which has a Stanley range cooker, electric hob, dishwasher and numerous cabinets. At the front is a utility room, while next door is the garden room, which like the kitchen, has double doors into the garden and a part vaulted ceiling with a roof light. The dining room has ceiling beams and a double sided log burner shared with the adjacent dual aspect study, which has bi-fold doors into the garden and is again part vaulted. Double doors from the dining room and a door from the kitchen lead to the dual aspect sitting room, again with access to the garden. Stairs with a galleried landing lead from the sitting room to the first floor where there are four double bedrooms, the master having extensive wardrobes and a large en suite bathroom with separate shower. The guest bedroom also has a shower room, and there is a family bathroom with a corner bath with a shower over, plus a separate cloakroom. On the second floor is a large L shaped bedroom with sloping ceilings and an en suite bathroom with shower over the bath.

## Outside

The in-and-out driveway has stone walls onto the lane and gated entrances. At the front is an expanse of lawn with several mature trees. There is a 3-bay oak framed car barn, a metal shed for tools, a log store and a well. There is a breakfast seating area adjoining the front of the house, while at the rear is a large decked and paved terrace with a pergola, plus a pond and the screened oil tank. A veranda adjoins the laundry room providing useful covered storage. The large enclosed rear garden is laid to lawn with an artificial grass putting green and a bandstand with pond adjacent.

## General

Mains water, electricity and drainage are connected. The oil fired Stanley range in the kitchen provides hot water and central heating. Council Tax Band E - £2,680.77 payable for 2024/25. EPC rating band F - 24.

## Location

The hamlet of Hankerton is a quiet settlement roughly midway between the villages of Crudwell and Charlton. There is a good selection of shops and cultural activities in the historic old market town of Malmesbury, five miles south-west, while there is a wider range of amenities seven miles to the north in the lovely Cotswold town of Cirencester. The proximity of the M4 motorway provides excellent communications to Swindon, Bristol and Bath and there is a mainline train service from Kemble, about 6 miles distant.

## Directions to SN16 9LG

Head east on the B4040 towards Charlton. Proceed through the village and past the Horse & Groom pub. Shortly after, turn left into Vicarage Lane, signposted Hankerton. As you enter the village turn right onto Cloatley Road, and shortly after Old Farm Close, turn left into Chapel Lane. Proceed down the lane and the property is the third on your left.

