

BLOUNT & MASLIN

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3, Malford Farm Court, Christian

Price Guide £695,000

If you are looking to reduce your energy costs, this extremely energy efficient home, EPC prediction A, featuring an air source heat pump and photo voltaic panels.

3 bedroom, 2 en suite showers, a family bathroom, and a first floor study/bed 4. Hall, cloakroom, large sitting room, kitchen/breakfast room and utility room.
Double garage, driveway parking, enclosed rear garden with country aspect.



3 Malford Farm Court, Christian Malford

The Properties

This collection of six homes comprises of two detached houses, a pair of semi's and two one-and-a-half storey properties. With elevations of natural stone and some cladding, beneath either slate or double roman tiled roofs, with anthracite aluminium double glazed windows, these high specification homes meet the latest energy efficiency standards. Their traditional design is in keeping with the rural surroundings. The property has a large loft space with attic trusses, about 40 square meters, suitable for further bedrooms and bathrooms if required, subject to obtaining building regulation approval.

The Accommodation

Plot 3, about 1600 square feet internally briefly comprises an entrance porch with wide glazed opening and a cloakroom off. It opens into the hall with a cloaks cupboard and staircase off to first floor. On the right is the living room measuring about 21' by 12' with a corner log burner and two windows to front. At the rear is the kitchen/dining room about 27'6 max by 12'6 max, with a window and bi-fold doors into the rear garden. Leading off is a utility room about 7'6 by 6'6. On the first floor landing there is an airing cupboard. The master bedroom is about 14'6 max by 12' with an en suite shower. Bedroom 2 is about 12'6 by 9'6 with the open rear aspect, and again has an en suite shower. Bedroom 3 is about 11' by 9' and again enjoys the open rear aspect. The study/bed 4 is about 13'6 max by 7'6 and has a wide glazed front aspect. In addition there is a family bathroom. To the side of the house is a double garage about 19' square with two doors to front, a window and door to rear. PLEASE NOTE all measurements are

taken from architects plans and while given in good faith,
are are subject to checking on site.

Outside

There is driveway parking in front of the double garage, which has electric doors and a water softener. At the rear is an enclosed garden, levelled and graded, extending to about 50 feet square, beyond which are fields.

General

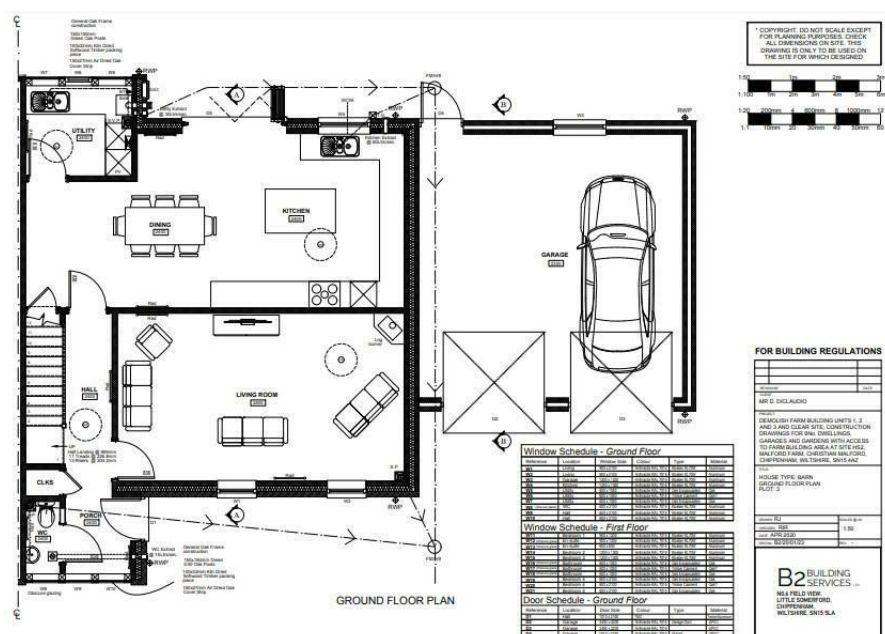
Mains water and electricity are connected. Private drainage system linking to the mains. Air source heat pump for central heating and hot water. There are photo voltaic panels on the roof. The road is private and there will be a residents' management company. An insurance backed Chartered Surveyor's Certificate will cover structural defects. Council Tax Band - to be assessed.

Location

Christian Malford is mentioned in the Domesday book and has a 13th Century Church, primary school, public house and a village shop with Post Office. There is also a village hall, recreation ground and a 12 acre community wildlife meadow. There are a number of good eating pubs within a ten mile radius, while Malmesbury and Chippenham cater for everyday shopping requirements, with the latter also providing trains to Paddington in just over an hour, and Bath Spa in 15 minutes.

Directions to SN15 4AZ

From Chippenham head east on the B4069 passing through Sutton Benger and into Christian Malford. The site is on your left hand side, set back from the road, and denoted by our 'For Sale' board.



While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.