



Hankerton Field Cottage, Malmesbury, Wiltshire

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## A four bedroom period country home with three one bed studio flats.

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### Summary of accommodation

**Ground Floor** Entrance porch | Cloakroom | Sitting room  
Dining room | Bedroom/study | Kitchen/breakfast room

**First Floor** 4 bedrooms (one with en-suite shower)  
Family bathroom

### Outside

Garages | Ample parking | Gardens  
Three one bed studio flats

### Distances

Crudwell Village Centre 1 mile, Kemble train station  
(London Paddington in approximately 80 minutes) 2.5  
miles, Cirencester 8 miles, Tetbury 6 miles  
Malmesbury 4 miles, Cheltenham 23 miles, Bath 29.8 miles  
Bristol 34.2 miles, M4 (J17) 8 miles  
(All distances and times approximate).



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## Situation

Hankerton Field Cottage is close to the villages of Crudwell (1 mile) and Hankerton (3 miles). Crudwell includes a parish church, village school, two hotels and two public houses including The Potting Shed which is highly regarded. Kemble supports a Parish Church, public house, post office/stores, a primary school, a village hall and a mainline train station.

The locality is excellent for the commuter with access to the M4 at junction 17 and from the mainline station in Kemble there is a fast and regular service to London Paddington which takes approximately 80 minutes.





## The Property

Hankerton Field Cottage is a detached family home benefitting from three studio flats which could provide an income, set within gardens and grounds of approximately 0.6 acres and situated on the edge of Charlton Park Estate. The house further benefits from stunning views across open countryside. This well-presented and spacious house is arranged over two floors. The main house has plenty character throughout.

On the ground floor there is ample living space with three generous reception rooms mainly laid with solid oak flooring and a newly fitted kitchen/breakfast room, large boot room, utility, cloakroom all with limestone flooring and a ground floor bedroom/study with solid oak flooring and excellent storage.

On the first floor are four further bedrooms, a family bathroom with a roll top bath and an en-suite shower room off the second bedroom. There are four further bedrooms on the first floor, together with an en suite shower room off the second bedroom and a family bathroom including a roll-top bath.

Externally there are three excellent one bedroom studio holiday lets which have generated a good income for the current owners. The two ground floor suites benefit from under floor heating, all three have their own entrance hall and en-suite wet rooms.



## Garden and Grounds

The property is set within over half an acre of grounds, entered through double electric gates leading to a large gravelled drive with ample parking and an oak framed double car port, garage and wood store. There is a pretty landscaped front garden with lawn and raised borders, the rear garden is of excellent size, south-facing and laid mainly to lawn with a raised patio.

## Property information

**Tenure:** Freehold

**Services:** Mains water, electricity, and drainage. Oil fired central heating.

**Local authority:** Wiltshire Council

**Council Tax Band:** F

**Energy Performance Certificate:** Main house E, Annexe E

**Guide Price:** £1,100,000

## Directions (SNI6 9RY)

From Malmesbury, take the A429 towards Crudwell. After the Charlton cross roads, take the second right hand drive into Hankerton Field Cottage.

## Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area

Main House: 223.5 sq m / 2,406 sq ft

Outbuilding: 110.9 sq m / 1,194 sq ft

Total: 334.4 sq m / 3,599 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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