

Hamble House, Malmesbury, Wiltshire





Striking contemporary home with country views in highly sought after village.

Summary of accommodation

Main House

Ground Floor – Entrance hall | Dining room | Living room

Kitchen breakfast room | Boot room | Utility room

Three bedrooms | WC | Shower

First Floor – Principal en suite bedroom with terrace

Bedrooms five/office

Attic

Garden and Grounds

Private parking

Detached Garage

Garden with seating areas and lawn



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Situation

Hamble House is located on the edge of the popular Cotswolds village of Sherston at the end of a no through road. Situated in the Cotswold Hills Area of Outstanding Natural Beauty, the surrounding area is extremely pretty with undulating rural countryside with a network of local walks.

The sought after and thriving village has the popular Rattlebone pub, excellent village shop and post office, wine shop, primary school and doctors' surgery. The local centres of Tetbury and Malmesbury, Cirencester, Bath, Chippenham and Bristol are all within an easy drive offering a wide range of facilities and amenities.

Connections are excellent with access to the M4 Jct 17 and Jct 18, London and Heathrow Airport as well as Bristol airport. Train stations at Kemble and Chippenham with direct train services to London Paddington and the West Country.

The area has many sporting and recreation activities such Polo and golf at Westonbirt, Hunting with the Beaufort hounds, Racing at Bath and Cheltenham, Sailing at the Cotswold Water Park. Motor Racing at Castle Combe to name a few. Sherston has a village cricketteam and the Westombirt Arbotem has events throughout the seasons. .

Education is first class with state and independent schools with transport links including a thriving village primary school.

Distances

Malmesbury: 5.5 miles, Tetbury: 5.5 miles, Chippenham Station: 12 miles (Paddington c. 63 mins), Kemble Station: 13 miles (Paddington c. 72 mins), Cirencester: 15 miles, Bath: 18 miles, Bristol Airport: 30 miles (Distances and times approximate)



Hamble House

A beautifully presented contemporary designed home with far reaching country views to the south. The accommodation is laid out over two floors with open plan reception rooms and kitchen breakfast room overlooking the garden and adjoining fields. High quality finishes include Karden flooring, Swiss wood burner, Voga German interiors to name a few.

In addition to the spacious and naturally light reception rooms is a boot room, utility room and WC. Three bedrooms and family shower room. On the first floor a landing leads to a principle bedroom with spacious en-suite bathroom and dressing room. There is also a balcony and bedroom 5 (home office). Most rooms have a southerly outlook.

In all about 3,243 sq ft (301 sq m)





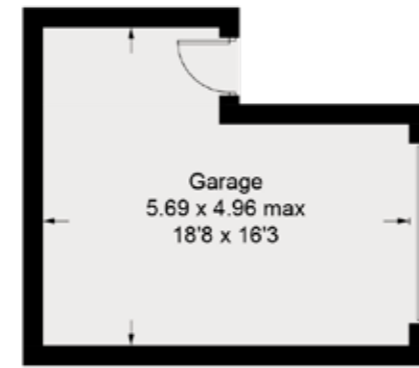
Garden and Grounds

With off road parking for several cars there is a separate garage, electric charging point, and garden the wraps around the house. A manageable lawn, timber decking, and gazebo add to the property.

Approximate Gross Internal Floor Area

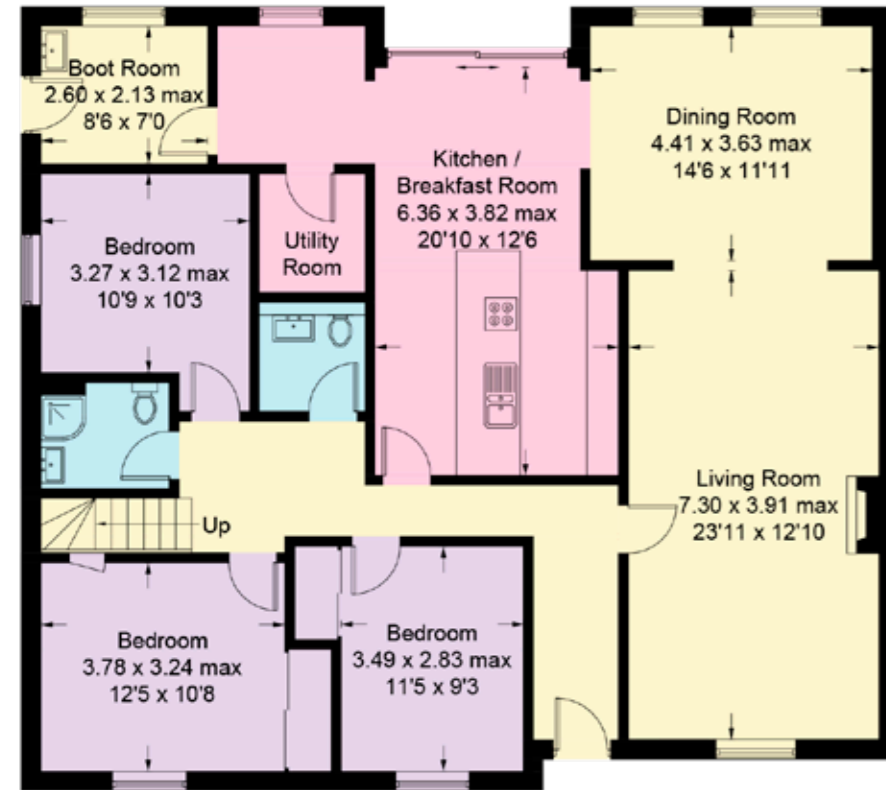
301.3 sq m / 3,243 sq ft

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.

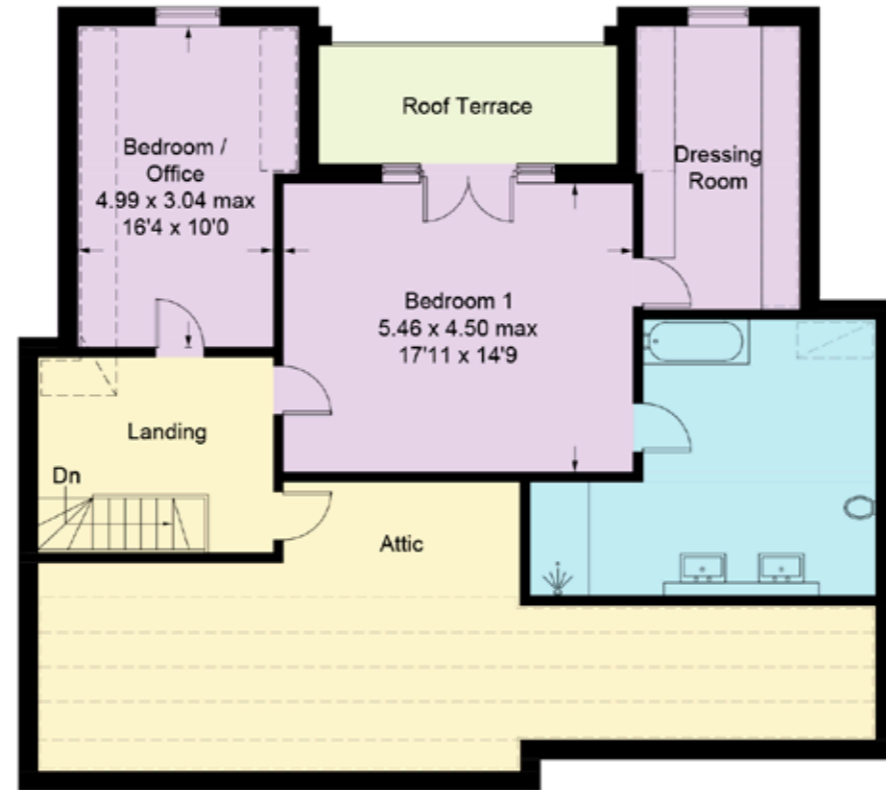


(Not Shown In Actual Location / Orientation)

[Dashed line symbol] = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number No. 100021721."

Property information

Price Guide: £825,000

Tenure: Freehold.

Services: Mains water, electricity and drainage. Fibre broadband is available.

Local Authority: Wiltshire Council

Council Tax Band: E £2,517

Energy Performance Certificate Rating: Band D

Postcode: SN16 0LY

What3Words: ///clashing.warned.things

Viewings

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

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