



33 Church Road, Hilmarton





A charming 17th-century Grade II listed thatched cottage.

Stepping inside, you are greeted by a spacious double-aspect kitchen/breakfast room, perfect for preparing meals and enjoying morning coffee. Continuing through the ground floor corridor, you'll find a generously sized triple-aspect sitting room adorned with a feature fireplace and traditional beams, creating a warm and inviting atmosphere. Additionally, there is a utility room and a convenient downstairs cloakroom.

As you ascend the stairs, a long landing leads you to all the rooms on the first floor. At opposite ends, you'll discover two double bedrooms with vaulted ceilings that add to the cottage's unique charm. There is also another double bedroom, currently utilised as a library, which offers versatility for your needs. A family bathroom and two further storage cupboards complete the upstairs layout.

Access to the property is through two wooden gates that lead to a gravel driveway with ample space for three or four cars. A wooden fence separates the parking area from the garden, which features a delightful thatched well. The patio area provides an ideal space for outdoor entertainment, overlooking the well-maintained southwest-facing garden, surrounded by hedges, roses, and trees.

A garden shed and a tucked-away storeroom offer additional storage options.





Situation

33 Church Road is a 17th-century Grade II listed semi-detached thatched cottage in the heart of the village.

Nearby, Calne has various shops and recreational facilities. Marlborough is 15 miles away with further shops, including Waitrose, boutiques, restaurants and a weekly market.

Many schools in the area include St Mary's and St Margaret's, Calne, Dautsey's, St Francis, Pinewood, Marlborough College and Stonar. The area has good communications, with trains taking just over an hour to London Paddington from Hungerford, Pewsey and Chippenham. The cities of Bath and Salisbury are about 23 and 36 miles, respectively.

The World Heritage site of Avebury Stone Circle and the English Heritage Sites of Silbury Hill and Sanctuary are all within easy reach. Many footpaths, by-ways and bridleways are nearby.



Distances

Calne 4.1 miles, Chippenham 9.8 miles (Paddington 80 minutes), Swindon 14 miles, Marlborough 15 miles, Pewsey 19 miles (Paddington 60 minutes), M4 J.16 10 miles

Distances and times approximate.



Property information

Services: Mains water & electricity, oil-fired central heating, mains drainage.

Local Authority: Wiltshire Council
Council Tax Band: D

Post Code: SN11 8SE

What3words: ///soonest.second.force







Approximate Area = 125.4 sq m / 1350 sq ft and Store
Including Limited Use Area (10.3 sq m / 111 sq ft)



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I would be delighted to tell you more

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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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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