



18 Compton Road

Hilmarton, Wiltshire

18 Compton Road

Hilmarton, Wiltshire

A semi detached house of character,
with established garden and garage.

Hallway | Kitchen | Sitting room | Dining room | Snug | Bathroom

Principal bedroom | Two further bedrooms

Garden | Patio | Garage

Calne 4.2 miles, Chippenham 10 miles (Paddington 80 minutes), Swindon 13 miles,
Marlborough 15 miles, Pewsey 21 miles (Paddington 60 minutes), M4 J.16 10 miles
(Distances and times approximate)



Knight Frank Hungerford
Ramsbury House, 22 High Street
Hungerford, RG17 0NF

01488 682726

fiennes.mcculloch@knightfrank.com

knightfrank.co.uk





Situation

18 Compton Road is a charming house which sits in the heart of Hilmarton village.

Calne is 4.2 miles away with a variety of shops and recreational facilities. Marlborough is about 15 miles away with a wide range of shops including Waitrose, boutiques, restaurants and a weekly market.

There are many schools in the area including St Mary's and St Margaret's, Calne, Dauntsey's, St Francis, Pinewood, Marlborough College and Stonar.

The area has good communications with trains taking just over an hour to reach 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 together with the English Heritage Sites of Silbury Hill and Sanctuary are all within easy reach.

There are many footpaths, byways and bridleways nearby providing excellent walking and riding.

For Sale Freehold

18 Compton Road has been lovingly renovated by the current owner during the 15 years they have lived there.

The hallway leads to a bright sitting room with restored open fireplace.

The family bathroom is on the other side of the hall with a bath and shower.

Off the updated kitchen is an open plan snug with wood burner. The very light dining room has windows that wrap around the room.

Upstairs, the good sized principal bedroom features a period fireplace. There are two further double bedrooms, one with built in storage.

Outside there is a beautifully situated patio with lighting and built in seating.



Well established garden.

Garage with storage is at the front of the property, alongside an additional parking space.

Accommodation

See floor plans.

Guide Price

£500,000

Services

Mains water and electricity, oil fired central heating, mains drainage.

Local Authority

Wiltshire Council. Tel 0300 456 0100

Post Code

SN11 8SG

What3words

///fuel.breakaway.watched

EPC Rating

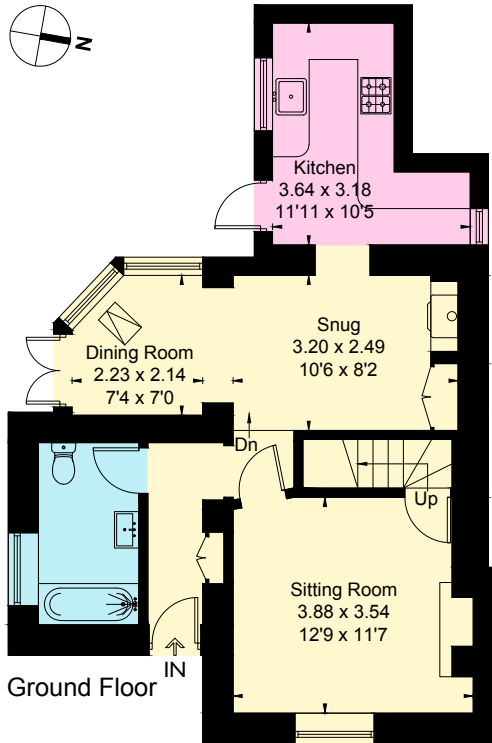
Band E

Council Tax

Band C

Viewing

Viewing by prior appointment only with the agents.

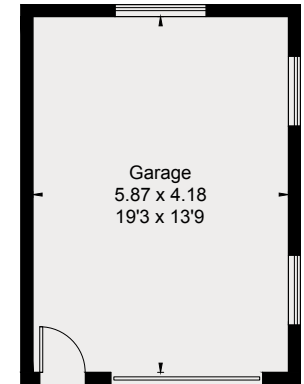
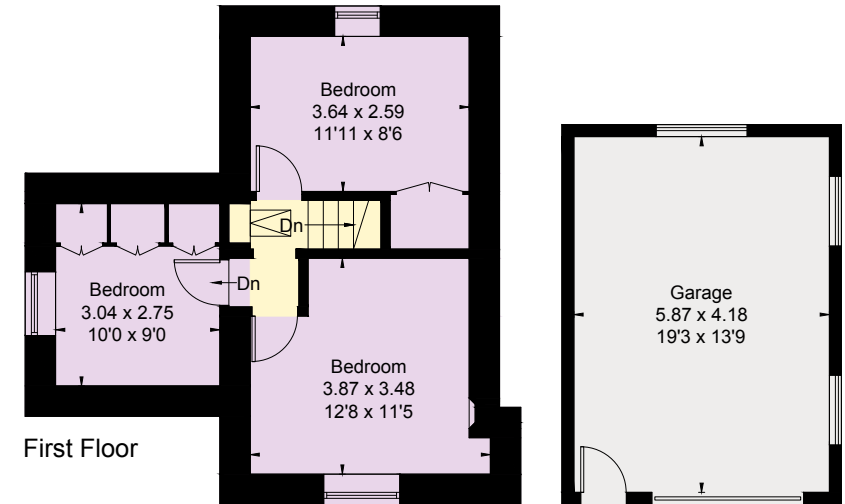


Approximate Gross Internal Area = 89.9 sq m / 968 sq ft

Garage = 24.6 sq m / 265 sq ft

Total = 114.5 sq m / 1233 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)



TheMarket.com



Connecting people & property, perfectly.

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. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2023. Photographs and videos dated April 2023. Reference: FM HNG012377876.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.