



Vine Tree Cottage, Hullavington  
Hullavington, SN14 6EQ





## Vine Tree Cottage, 13 Newtown, Hullavington, Wiltshire, SN14 6EQ

A charming detached period cottage located in a private setting with stunning views from the rear over open countryside.

- Detached Period Cottage
- Tastefully Restored
- Stunning Rural Views
- Two Bedrooms
- Delightful Living Room + Wood Burner
- Character & Charm
- South Facing Garden
- Private Setting
- Sought After Village
- Potential For Additional Living Space

Guide Price £318,500





**\*\*CHARMING DETACHED COTTAGE\*\*STUNNING VIEWS\*\*POPULAR VILLAGE\*\*SOUTH FACING FRONT GARDEN\*\***

A tastefully presented, detached period cottage enjoying a stunning rural aspect with uninterrupted views to the rear over open countryside. Located on the rural edge of this popular village this attractive cottage, we believe dates back to the early 1800's, has undergone a scheme of restoration over recent years, however much of the inherent character and charm has been retained. The ground floor comprises an entrance porch with solid oak front door and a bright and living room with wood burning stove. The kitchen has been thoughtfully designed to maximise space with fitted units incorporating deep drawers and a small breakfast bar. The modern white suite in the bathroom includes an over bath shower. Stairs from the sitting room rise up to the first floor with a delightful double bedroom and an l shaped bedroom two. Externally a pretty lawned garden, lies to the front of the cottage enjoying a south facing aspect with a small, walled courtyard to the rear. The large outbuilding attached to the side of the cottage is currently uninhabitable however this room could be converted to provide additional living space, subject to the usual planning consents.

**SITUATION**

The property stands in a delightful position on the rural edge of the village with outstanding views from the rear over open countryside. Hullavington has a thriving community and a good number of amenities including a post office/general store/garage, public house, primary school and church. More comprehensive amenities can be found in the towns of Chippenham (7 miles) to the south or Malmesbury (5 miles) to the north. Fast trains operate from Chippenham to London Paddington in approximately one and a quarter hours, whilst good road links provide fast access to Swindon, Bath and Bristol. There is most convenient access to the M4 motorway junction 17 being within 3 miles to the south.

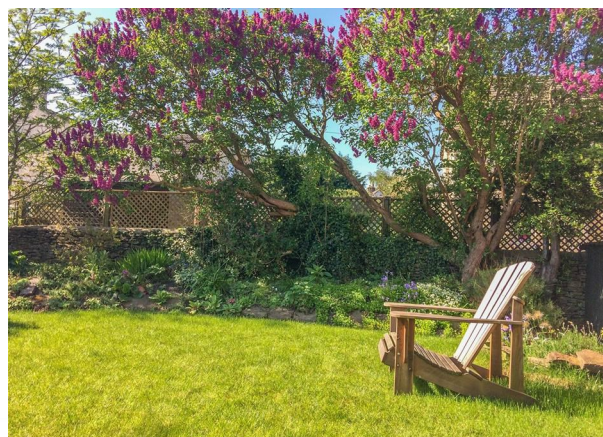
**PROPERTY INFORMATION**

Tenure: Freehold

EPC Rating: F

Council Tax Band: C

Mains water, oil fired central heating.

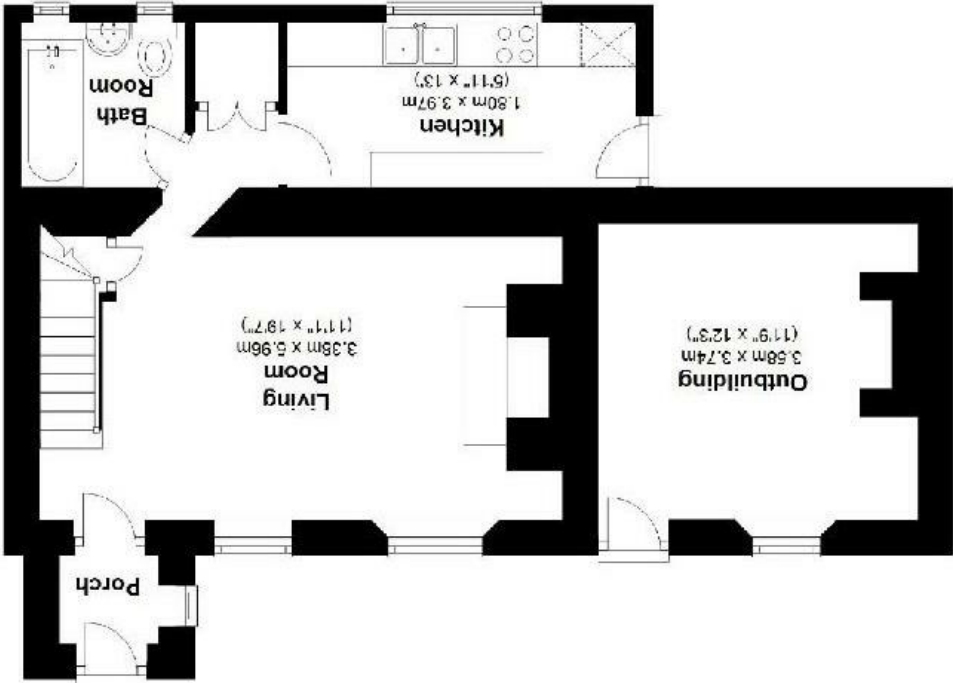


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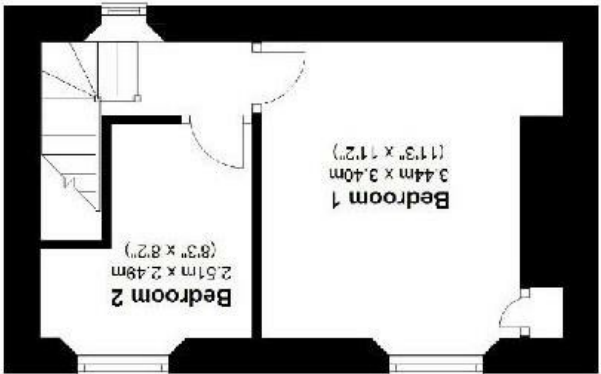
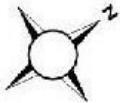
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Ground Floor  
Approx. 56.0 sq. metres (602.5 sq. feet)



First Floor  
Approx. 24.0 sq. metres (258.5 sq. feet)