



2 The Close, Hilmarton, Calne, Wiltshire, SN11 8TH
£489,950

Situated within the village of Hilmarton, a detached home with double garage set in an enviable position with open aspect across farmland. Comprising: entrance hall, lounge, dining room, kitchen, cloakroom, side lobby, family bathroom, four bedrooms, one with en suite and one with a veranda. The well cared for gardens are a key feature of this home with the hot tub included in the sale.

- **Detached Home**
- **Four Bedrooms**
- **Lounge & Dining Room**
- **Kitchen & Lobby/Utility Space**
- **Bathroom, Cloakroom & EnSuite**
- **Double Garage & Driveway**
- **Front and Rear Gardens**
- **Village Setting**

Entrance Hall

Double glazed front door, laminate flooring, radiator, door to cloakroom, lounge, kitchen and stairs to the first floor.

Cloakroom 4'11" x 4'02" (1.50m x 1.27m)

Double glazed window to the front, laminate flooring, radiator, toilet and wash hand basin.

Lounge 18'11" x 11'05" (5.77m x 3.48m)

Double glazed bay window to the front, radiator and sliding doors to the dining room.



Dining Room 14'01" x 9'11" (4.29m x 3.02m)

Double glazed French doors to the garden, radiator and door to the kitchen.



Kitchen 15'04" x 9'11" (4.67m x 3.02m)

Double glazed window to the rear, radiator, doors to the entrance hall and side lobby, laminate flooring, range of floor and wall mounted units, built in cupboard, double electric oven, electric hob, plumbing for a washing machine, space for a tumble dryer.



Side Lobby 8'08" x 5'10" (2.64m x 1.78m)

Double glazed windows to the front and side, double glazed door to the side, opening to rear utility section.

Utility Section 5'10" x 4'03" (1.78m x 1.30m)

Double glazed window to the rear garden, space for a fridge/freezer.

Landing

Double glazed window to the side, loft access, doors to all bedrooms, airing cupboard and bathroom.

Bedroom One 11'10" x 10'01" + Wardrobes (3.61m x 3.07m +Wardrobes)

Double glazed window to the rear, radiator, fitted wardrobes and door to the en suite shower room.



En Suite 7'08" x 4'11" (2.34m x 1.50m)

Double glazed window to the rear, radiator, toilet, wash hand basin, single shower cubicle with mains shower.



View From Bedroom



Bedroom Two 11'06" x 10'03" (3.51m x 3.12m)

Double glazed window to the front, double glazed window to the side, double glazed door to the veranda, radiator.

**Veranda**

Providing seating and standing area with views over surrounding fields.

**Bedroom Three 10' x 9'11" (3.05m x 3.02m)**

Double glazed window to the rear and radiator.

Bedroom Four 9'07" x 8'07" (2.92m x 2.62m)

Double glazed window to the front and radiator.

Bathroom 9'01" x 5'02" Max (2.77m x 1.57m Max)

Double glazed window to the front, radiator, toilet, wash hand basin and bath with shower attachment.

Double Garage 22'02" x 15'07" (6.76m x 4.75m)

Double up and over door, double glazed window to the rear, single glazed door to the garden, power, light and storage shelving.

**Driveway**

Accessed via two five bar gates, driveway provides parking for 2/3 cars.

Gardens**Front Garden**

Laid to lawn with mature plant and shrub borders, trees and vines, feature water fall, access to the rear garden from both sides of the property.

Rear Garden

Part walled, laid to lawn, patio, vegetable plot, pond with water feature, covered BBQ area, Hot Tub with pergola over. The rear garden offers many different areas and could be enjoyed by a variety of buyers.

**Tenure**

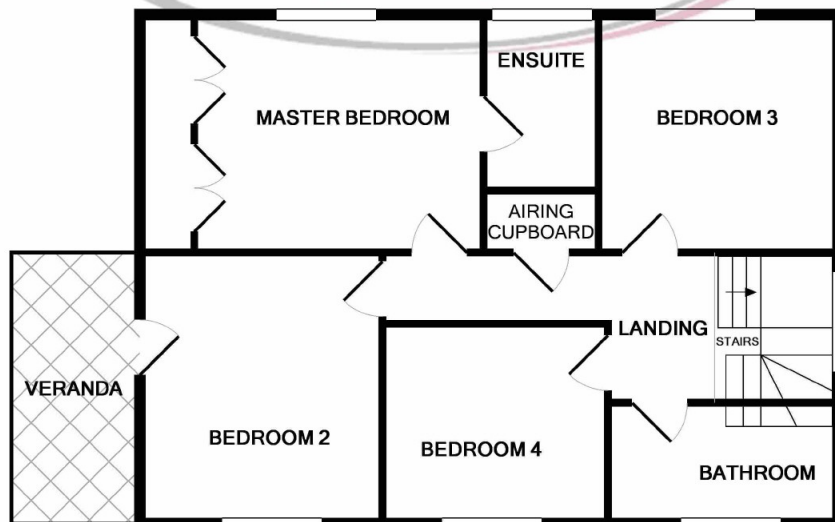
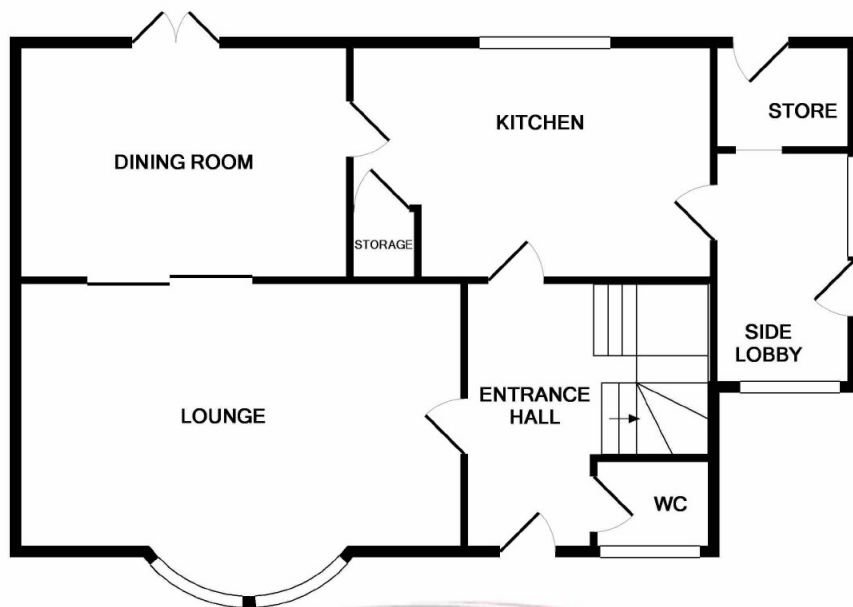
We are informed by the seller that the tenure of this property is Freehold. Confirmation/verification of the tenure has been requested. Please consult us for further details.

Viewing

By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

Opening Times

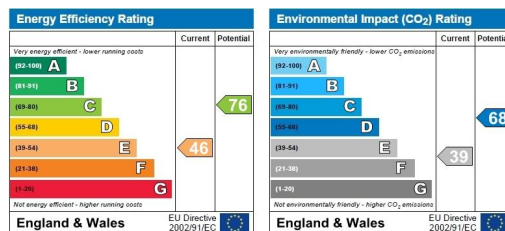
Monday - Friday 9.00am - 6.00pm / Saturday 9.00am - 4.00pm



1ST FLOOR
APPROX. FLOOR
AREA 633 SQ.FT.
(58.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1365 SQ.FT. (126.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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All measurements are approximate. Photography included within these sale particulars was prepared by Kingsley Pike Estate Agents in accordance with the Seller's instructions. The services, equipment, fixtures and fittings have not been tested and therefore cannot be relied upon as in working order. Room sizes should not be relied upon for carpets or furnishings.



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