



Malford Farm Court, Main Road, Christian Malford, Chippenham, Wiltshire, SN15 4AZ

Currently under construction by locally based B2 Building Services Ltd, a collection of six homes which are available to purchase off-plan. Malford Farm Court will consist of two detached, two semi detached and two one and half storey homes. The elevations will be of natural stone and some cladding, beneath either slate or double Roman tiled roofs, there will be Anthracite aluminium double glazed windows and photo voltaic panels to all roofs to provide supplementary electricity and possible hot water and heating. Floor Plans available on request.

- **Sales Available Off Plan**
- **Six New Build Homes**
- **Detached & Semi Detached**
- **Two & Four Bedrooms**
- **Garages and Driveways**
- **Enclosed Gardens**
- **Rural Setting**
- **Ideal for M4 & Mainline Station**

LOCATION

Christian Malford is mentioned in the Domesday book and has a 13th Century Church, primary school, public house and a village shop with Post Office. There is also a village hall, recreation ground and a 12 acre community wildlife meadow. There are a number of good eating pubs within a ten mile radius, while Malmesbury and Chippenham cater for everyday shopping requirements, with the latter also providing trains to Paddington in just over an hour and Bath Spa in fifteen minutes.



PLOT ONE £750,000

Detached house, open porch, hall with staircase, living room with log burner, study, large dual aspect kitchen / dining / family room with bi fold doors into the garden, utility and cloakroom off. On the first floor, there is a large landing with snug or study area, together with four double bedrooms, two of which are dual aspect and three bath/shower rooms, two en suites. There is a 'Juliet' balcony in the main bedroom to maximise the countryside views to the rear, outside there is a detached double garage, driveway parking, enclosed garden with countryside views.



PLOT TWO £595,000

Semi Detached House, internal porch with cloakroom off, hall with cloaks cupboard and staircase off. Living room with log burner and kitchen/dining room with bi folding doors into the garden and a utility room off. On the first floor are four double bedrooms and three bath/shower rooms. Outside is an attached double garage with driveway and parking. Enclosed garden with countryside views.



PLOT THREE £595,000

Semi Detached House, internal porch with cloakroom off, hall with cloaks cupboard and staircase off. Living room with log burner and kitchen/dining room with bi folding doors into the garden and a utility room off. On the first floor are four double bedrooms and three bath/shower rooms. Outside is an attached double garage with driveway and parking. Enclosed garden with countryside views.



PLOT FOUR £750,000

Detached house, open porch, hall with staircase, living room with log burner, study, large dual aspect kitchen / dining / family room with bi fold doors into the garden, utility and cloakroom off. On the first floor, there is a large landing with snug or study area, together with four double bedrooms, two of which are dual aspect and three bath/shower rooms, two en suites. There is a 'Juliet' balcony in the main bedroom to maximise the countryside views to the rear, outside there is a detached double garage, driveway parking, enclosed garden with countryside views.



PLOT FIVE £695,000

Detached one and half storey home, hallway with cloakroom off. Large dual aspect sitting / dining / kitchen with wood burner and bi folding doors to garden, separate utility room. There are two double bedrooms both with en suite bathrooms. There is a large roof space with windows to gable ends that could provide two further bedrooms and bathroom. Outside there is an attached garage with driveway and parking.



PLOT SIX £695,000

Detached one and half storey home, hallway with cloakroom off. Large dual aspect sitting / dining / kitchen with wood burner and bi folding doors to garden, separate utility room. There are two double bedrooms both with en suite bathrooms. There is a large roof space with windows to gable ends that could provide two further bedrooms and bathroom if required. Outside there is an attached garage with driveway and parking.



GENERAL NOTES

Mains water and electricity are connected. The foul drainage system is a private system owned by the houses and is connected onto the existing drains leading to the main foul sewerage system. The road is private and there will be a residents management company.

DIRECTIONS

From Chippenham head East on the B4069 passing through Sutton Benger and into Christian Malford. The site is on your left hand side and denoted by our For Sale Sign.

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.



"Local Knowledge Quality Service"

63 New Road, Chippenham, Wiltshire, SN15 1ES
T: 01249 464844 | F: 01249 709099
sales@kingsleypike.co.uk | www.kingsleypike.co.uk