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7 Mermaid Court, Christian Malford, SN15 4FS

01793 840 222 | alanhawkins.co.uk

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PROPERTY SALES & LETTINGS



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- Stunning 5 Bedroom Detached House
- Double Carport + Parking
- High Quality Kitchen with island, quartz worktops and branded appliances
- Air Source Heat Pump with Underfloor Heating
- Exclusive Court Yard Development of just 7 Houses.
- 3 Storey Accommodation
- Landscaped gardens
- Utility room
- Exceptional Finish Throughout
- Comes Complete with All Floor Coverings Included.

The Steadings, 7 7 Mermaid Court Christian Malford, SN15 4FS

£850,000

*** READY FOR OCCUPATION NOW ***

“The Steadings” is an imposing newly constructed 5 bedroom detached house situated on this exclusive development of just 7 houses in the grounds of a stunning Grade II listed former Inn in the village of Christian Malford. This prime location is nestled between neighbouring towns of Malmesbury (10 miles) and Chippenham (6 miles). Mermaid Court is constructed by a local developer of excellent repute using high quality material to exacting standards which is evident throughout when viewing this fabulous house. The Steadings enjoys a contemporary design which is very aesthetically pleasing to the eye and occupies a wonderful plot which is partly enclosed by a mature stone wall and to the rear an enclosed South facing and private garden. Internally there is a light and spacious hallway, study, a spacious dual aspect lounge with feature windows to the front and a wonderful high quality kitchen complete with island, top brand appliances under quartz worktops and separate utility room. The

property further benefits from 5 generous bedrooms with 2 en-suite shower rooms and a family bath/shower room all with high quality fittings and fully tiled. The property further features underfloor air source heating, landscaped gardens and an oak framed double open carport parking with double driveway which is back by a 10 year build Warranty. Services include full fibre to the property with Cat 6 cabling internally for high speed access and mains drainage.

For a personal viewing, call Alan Hawkins property Sales today on 01793 840222.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band New Build For information on tax banding and rates, please call Wiltshire Council

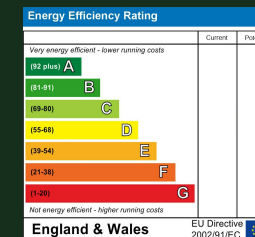
Tenure

Freehold

Management Fee

£180 p/a

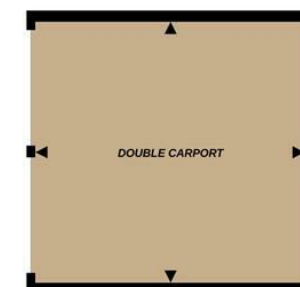
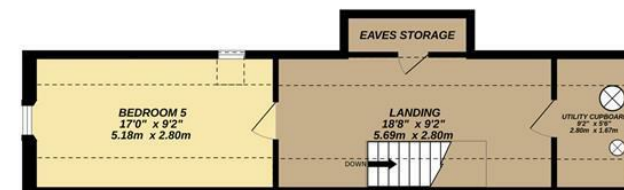
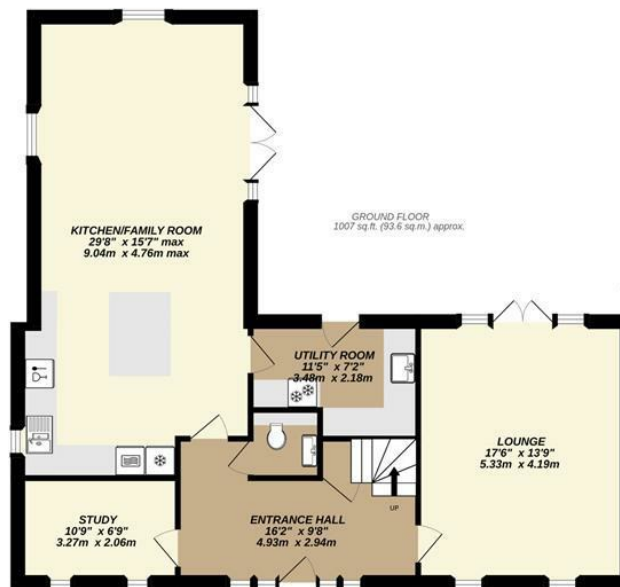
Energy Efficiency Rating (England & Wales)











CAR PORT
342 sq.ft. (31.8 sq.m.) approx.

2411 SQ FT MAIN HOUSE. 342 SQ FT CARPORT. 2753 TOTAL SQ FT.

TOTAL FLOOR AREA : 2411sq.ft. (224.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.



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