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PROPERTY SALES & LETTINGS

Mermaid Court, Christian Malford, SN15 4FS

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

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- 4 Bedroom Semi-Detached
- 3 Storey Accommodation
- Stunning Kitchen with built-in Double Oven
- Open Carport & Driveway parking
- July 2023 Build Completion

- Exclusive Village Development
- Highest Standard of Build Quality
- South Facing Rear Garden
- Air Source Underfloor Heating
- Landscaped Garden



# The Malt House, 6 Mermaid Court Christian Malford, SN15 4FS

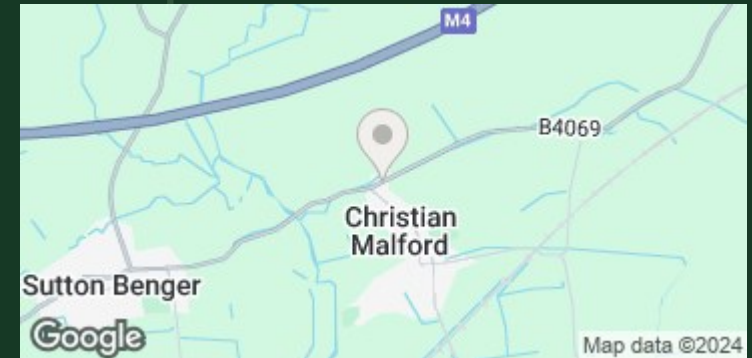
**£460,000**

The Malt House is a brand new and stylish 4 bedroom semi-detached house occupying a corner plot and features a high specification finish throughout, landscaped gardens and an attractive open carport with driveway parking and pre-wired for electric car charging.

This particular property forms part of the exclusive development of just 7 houses which incorporates the lovely grade II listed former Public house that has serviced the village of Christian Malford for a century. Specifications include a high quality kitchen with Bosch appliances, floorings are included to the Kitchen, hall and cloakroom whilst quality bathroom fittings adorn the fully tanked bathrooms which come fully tiled. There is the latest Air Source heat pump technology with underfloor heating to the ground Floor.

Internally the welcoming entrance hall with staircase to front with oak tread and cloakroom gives access to the wonderfully spacious Kitchen/Dining room with a range of quality units with integrated Bosch appliances including oven and integrated combi oven/microwave, stainless steel sink integrated into the stunning Quartz worktops with French door access to the rear garden.

The inviting lounge is dual and benefits from Cat 6 connections feeding lightning speed internet from the full fibre connections. To the first floor a very spacious landing gives access to the principle bedroom with ensuite, family bathroom and a further two bedrooms, with a further staircase to the second floor with spacious landing with Velux window, a double bedroom and very useful utilities cupboard, house the ASHP (Air Source Heat Pump) unit and water storage, whilst also very cleverly benefiting from plumbing for washing machine and space for tumble drier. (This particular house also has plumbing to the back of the carport for an external utilities cupboard if preferred). Access to the eaves storage has also been provided for maximum storage. Due for build completion in July 2023 - Call to arrange your personal viewing now!.



## 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

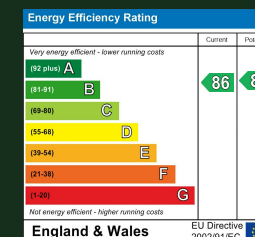
## Tenure

Freehold

## Management Fee

£180 p/a

## Energy Efficiency Rating (England & Wales)













# THE MALT HOUSE

£ 460,000

4  
2



## Mermaid Court

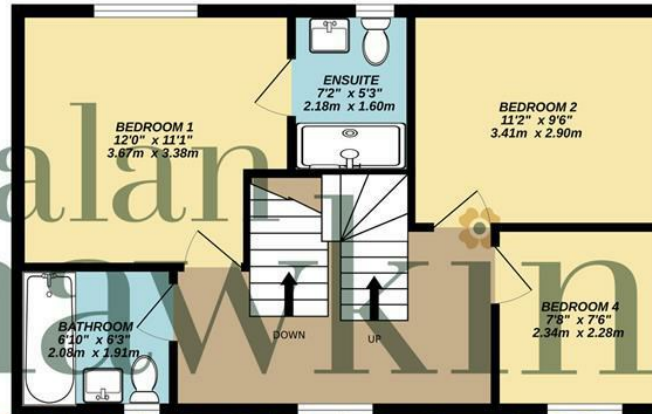
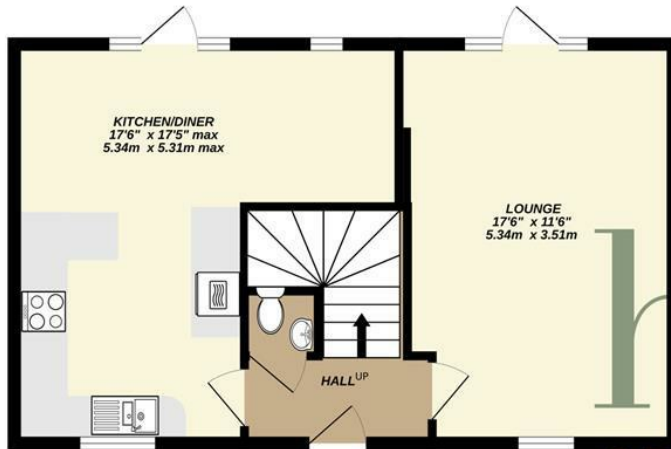
CHRISTIAN MALFORD



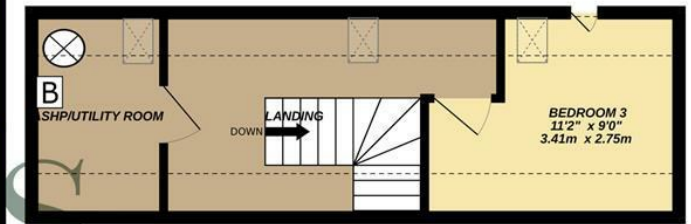


GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.

1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



2ND FLOOR  
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 1289 sq.ft. (119.8 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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