



Mermaid Court, Christian Malford, SN15 4BE

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PROPERTY SALES & LETTINGS



- Charming Grade II Conversion
- Stunning Character & Features
- 2 Bedrooms
- Dec 2023 Completion
- Allocated Parking

- c1580 Sq Ft of Accommodation
- Quality Fitted Kitchen with Appliances
- 3 Receptions
- South Facing Garden

2 Mermaid Court Christian Malford, SN15 4BE

£575,000

Mermaid Court is an exciting and unique development of 7 exquisitely detailed homes which can be found in the heart of the village of Christian Malford.

This sympathetically designed, quality development positioned in the grounds of what was formerly, The Mermaid public house is an impressive historic building with Grade II listed status. The original Mermaid Inn was built as a farmhouse by the Meux family, who were major land owners in the 1800's. The licence was transferred from the first thatched Inn around 1870 and was run by the Newman Family for over 40 years before being extended c1954. This well-known coaching house eventually closed its doors, for the last time, in 2010 allowing for this exiting new lease of life.

The public house itself has been converted into three, 2 & 3 bedroom properties, ranging in size from c1580 sq ft to an impressive 2325 sq ft retaining a wealth of character throughout whilst providing spacious and light modern living. In addition, this conversion is complemented by architecturally designed 3 & 5 bedroom homes - comprising of a pair of 3 bedroom, 3 storey semi detached properties with oak framed car ports and two individual 5 bedroom detached homes, each with impressive plots and double car ports.

All of these properties are set in an attractive courtyard setting which dovetails perfectly into the surrounding village.

Christian Malford

This picturesque Wiltshire village is mentioned in the Domesday book, with artefacts discovered in the area, indicating settlements dating back to times earlier than 3000bc. Today, this exceedingly well-served and genuinely friendly village has a 13th-century church, an excellent primary school, village shop, post office, village hall, and a leisure area with a pavilion. Malford Meadow - a 12 acre wildlife meadow is a village amenity available to all residents for use as a community and where the protection of wildlife is a priority. The village lies on the B4069 west of the River Avon and also just south of the M4 making it an ideal commute to Bath, Bristol, Swindon and London, whilst the nearby Towns of Malmesbury, Chippenham and Royal Wootton Bassett cater for everyday shopping needs. Extending slightly outside the village parameters, there are a number of charming country pubs renowned for their excellent food.



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

Management Fee

TBA

Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

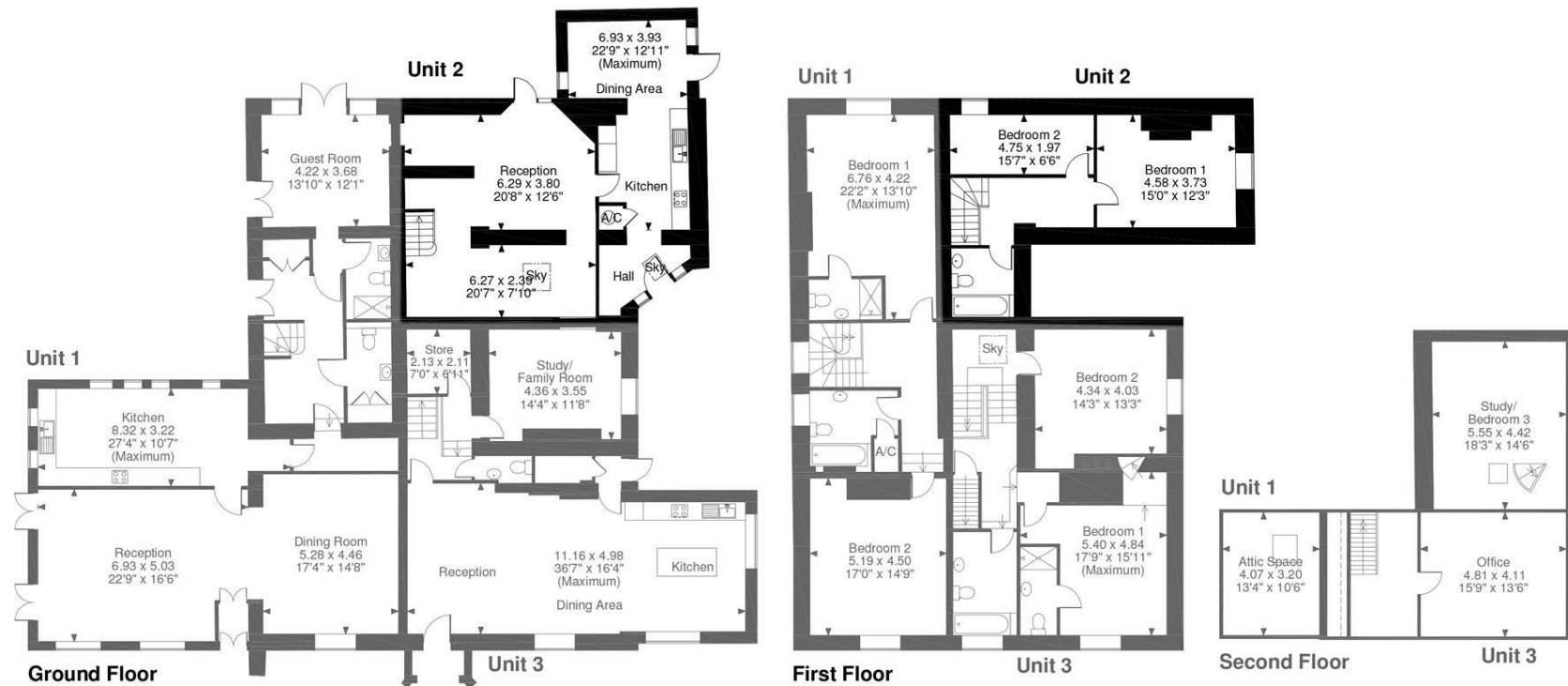
Plots 1, 2 and 3 - The Mermaid Court

Approximate Gross Internal Area

Unit 1 = 2260 Sq Ft/210 Sq M

Unit 2 = 1580 Sq Ft/147 Sq M

Unit 3 = 2325 Sq Ft/216 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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