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PROPERTY SALES & LETTINGS

Mermaid Court, Christian Malford, SN15 4FS

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- Charming Grade II Conversion
- Stunning Character & Features
- 2 Bedrooms
- March/April 2024 Completion
- 2 x Allocated Parking

- Spacious 1100 Sq Ft of Accommodation
- Top Quality Fitted Kitchen with High End Appliances
- 3 Receptions
- South Facing Stone Walled Garden
- 10 Year Build Warranty

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# Brewers Cottage, 3 Mermaid Court

## Christian Malford, SN15 4FS

**£495,000**

'Brewers Cottage' is a stunning 2 bedroom cottage with immense charm and character forming part of this wonderful and exclusive development of Mermaid court. Occupying a corner plot with a stone walled south facing maintenance free garden and with 2 allocated parking spaces, this impressive cottage comprises an entrance hall leading to a wonderful reception room/dining hall with skylight and stunning stone wall feature. A Stained oak door leads to an inviting lounge with a wonderful feature arched area, ideally suited for a study with feature skirting-board up lighting and cat 6 high speed internet connection. The kitchen is open plan and fitted with a range of high quality units under Quartz worktops and high brand kitchen appliances. A new single storey extension to the rear makes for a wonderful sun lounge with bi-folding doors to the rear patio, with an under-stair cloakroom completing the ground floor accommodation. To the first floor are two bedrooms, the main featuring a vaulted ceiling with exposed beams, and there is a fully tiled quality fitted bathroom. Further features include double glazing, energy efficient and state of the art Air Source Heat Pump all within a property which sympathetically sits in this wonderful development.

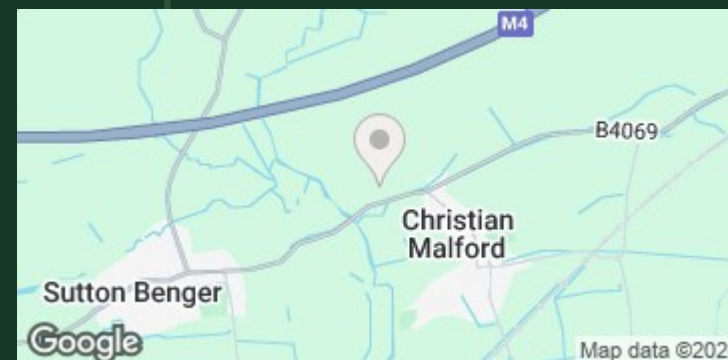
Mermaid Court is an exciting and unique development of 7 exquisitely detailed homes which can be found in the heart of the village of Christian Malford. This sympathetically designed, quality development positioned in the grounds of what was formerly, The Mermaid public house is an impressive historic 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 c1100 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 4 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

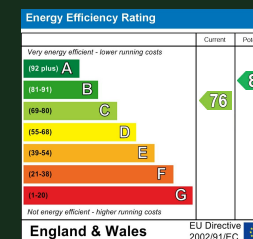
### Tenure

Freehold

### Management Fee

£150 + VAT

### Energy Efficiency Rating (England & Wales)















GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.

1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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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