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ATWELL MARTIN ESTATE AGENTS







Station Road, Christian Malford

Price Guide £595,000

An exceptional three-bedroom semi-detached eco-home, occupying a prime position within an exclusive cul-de-sac on the edge of the highly desirable village of Christian Malford.

Thoughtfully designed to complement its charming village surroundings, this outstanding home seamlessly combines contemporary family living with cutting-edge sustainability and impressive energy efficiency. Constructed with an environmentally conscious approach and incorporating the latest renewable energy technology, the property has been carefully crafted to deliver lower running costs, reduced environmental impact, and superb year-round comfort.

Finished to an impressive specification throughout, the beautifully appointed accommodation briefly comprises an inviting entrance hall, cloakroom, dedicated home office, elegant sitting room, and a stunning open-plan kitchen/dining space designed to form the heart of the home perfectly suited to modern family life and entertaining. A separate utility room completes the ground floor accommodation.

To the first floor, the property offers a spacious landing, three generous double bedrooms, with the principal bedroom benefitting from a stylish en-suite shower room, in addition to a contemporary four-piece family bathroom finished to a high standard.

Externally, the home enjoys a beautifully landscaped north-westerly facing rear garden, ideal for outdoor dining and enjoying the afternoon and evening sun, together with an attached garage with electric door, driveway parking, and an open garden to front.

Combining architectural flair with sustainable innovation, this superb eco-home offers a rare opportunity to enjoy modern, energy-efficient living within a picturesque Wiltshire village setting. An internal viewing is highly recommended to fully appreciate the quality, design, and lifestyle this exceptional home has to offer.

- Exceptional and unusually spacious three-bedroom eco-home in sought-after Christian Malford.
- Contemporary design blending beautifully with village surroundings.
- Stunning open-plan kitchen/dining space ideal for family living and entertaining.
- Three generous double bedrooms, including a stylish en-suite principal bedroom.
- Landscaped north-westerly garden enjoying afternoon and evening sun. Garage & Driveway. parking
- Exclusive cul-de-sac setting with a private feel.
- Renewable energy technology delivering superb efficiency and lower running costs. EPC "A"
- Dedicated home office perfect for remote working.
- High-spec finish throughout with a luxurious family shower room.
- An exceptional home enjoying eco-conscious living.

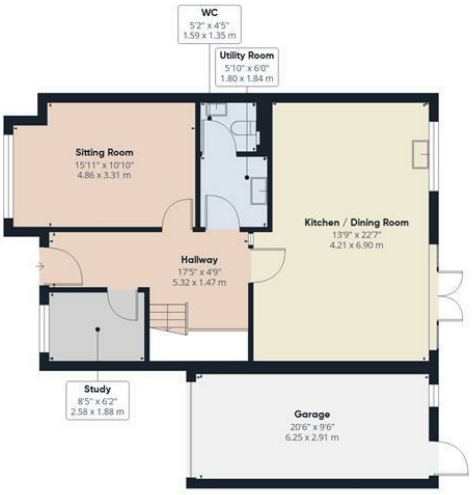









SAMSUNG



Ground Floor



First Floor

Atwell Martin

Approximate total area(1)

1686 ft²

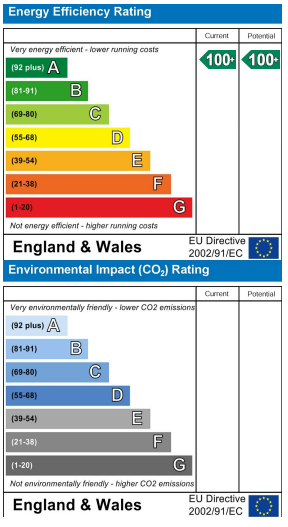
156.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing

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