



Asking Price £367,500

49 Poynder Place, Hilmarton, SN11 8SQ





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A four double bedroom detached home that gives you a large south westerly garden, four car drive and garage. This village home enjoys an impressive 18ft 6 (5.64m) living room and an 18ft 6 (5.64m) fitted family dining kitchen. The ground floor is completed by an entrance hall, guest cloakroom and a utility room. The bedrooms are complemented by a four piece bathroom. The home has central heating, double glazing and the bonus of no onward chain. Situated close to the heart of the popular Hilmarton Village, this detached home is placed near to countryside and in a cul de sac location. The home would benefit from some updating.

### LOCATION

The home is placed in the Heart of Hilmarton Village with views out over open countryside. The Village is supported by a Village School, Church, Village Hall and The Duke (restaurant, pub, cafe and small shop). Surrounding the Village is some of the most wonderful countryside that Wiltshire has to offer. The nearby County Towns are steeped in history with Calne being famous for Wiltshire Ham, a Heritage Quarter and the discovery of Oxygen. The Village as a note has over thirty listed buildings.

### ACCESS & AREAS CLOSE BY

To the North is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound. West takes you to Chippenham, Bath and the M4 westbound. There is a route East through Compton Bassett to Cherhill White Horse, Silbury Hill, Historic Avebury and then to Marlborough. The County Town of Calne is just to the South. There is a regular bus service between Chippenham and Swindon rail stations (approximately every 20 minutes during the day) that travels through Calne, Calne Tesco Superstore, Lyneham and Royal Wootton Bassett.

### ACCOMMODATION

An outline of accommodation is as follows;

#### ENTRANCE HALL

#### GUEST CLOAKROOM

#### LIVING ROOM

18'6 x 11'6 (5.64m x 3.51m)

#### FAMILY DINING KITCHEN

18'6 x 11'1 (5.64m x 3.38m)

#### UTILITY

13'7 x 8'4 (4.14m x 2.54m)

### FIRST FLOOR LANDING

#### BEDROOM ONE

11'6 x 8'8 plus wardobes (3.51m x 2.64m plus wardobes)

#### BEDROOM TWO

12'4 x 8'8 (3.76m x 2.64m)

#### BEDROOM THREE

11'8 x 8'2 (3.56m x 2.49m)

#### BEDROOM FOUR

11'3 x 7'6 (3.43m x 2.29m)

#### FOUR PIECE BATHROOM

7'7 x 6'6 (2.31m x 1.98m)

#### DEEP FRONT GARDEN

#### FOUR VEHICLE DRIVE

#### GARAGE

21'6 x 8'6 (6.55m x 2.59m)

#### LARGE SOUTH WESTERLY GARDEN

#### NOTE-FIBRE

Just outside the front boundary is a connection for full fibre.

