



The Old Vicarage
Hankerton, Malmesbury, Wiltshire

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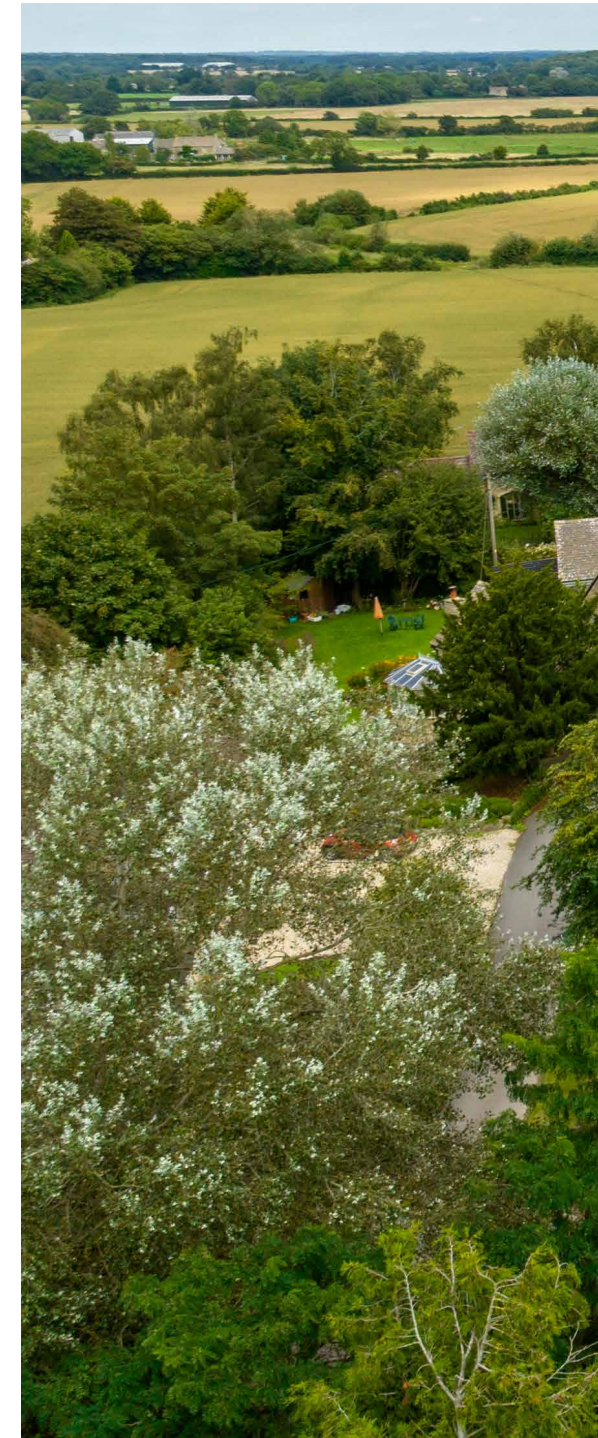
BNP PARIBAS GROUP

The Old Vicarage Hankerton, Malmesbury, Wiltshire, SN16 9LF

A well-proportioned Old Vicarage,
privately situated on the edge of
a quiet village.

Cirencester 8 miles, Malmesbury 4 miles,
Tetbury 6 miles, Kemble Station
(Paddington 70 minutes) 5 miles

Hall | Drawing room | Dining room | Sitting room
Kitchen/breakfast room | Utility | Cloakroom
5 Bedrooms | 4 Bathrooms | Double garage
Outbuildings | Gardens | Paddocks
About 9.6 acres in all | EPC: E

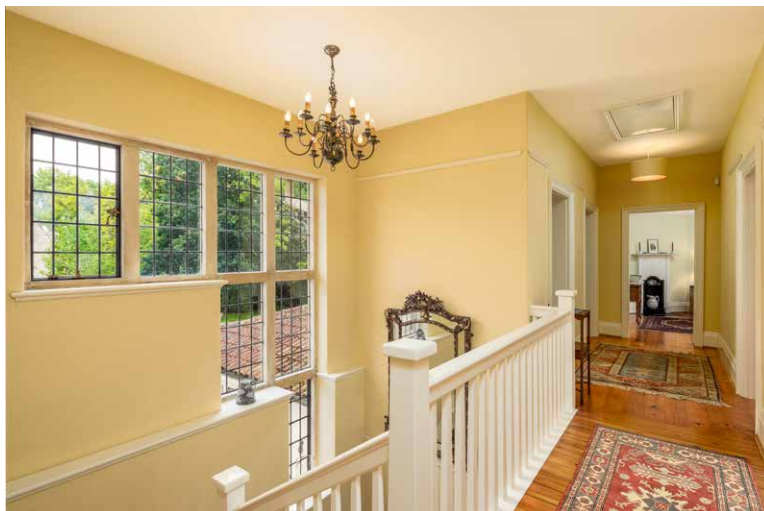




The Property

The Old Vicarage is a handsome and well-proportioned house which is believed to have been built in the Edwardian period. Consequently it has much lighter rooms with better ceiling heights than you find in most period Cotswold properties. The house is south-facing and the accommodation is well laid out for both entertaining and modern family living. There are three reception rooms and an excellent kitchen/breakfast room, well fitted and equipped with a large island unit and space for a big dining table. There is also a utility and a cloak/wet room. On the first floor are five double bedrooms and four bathrooms (two of which are en suite).

The Old Vicarage is not listed.









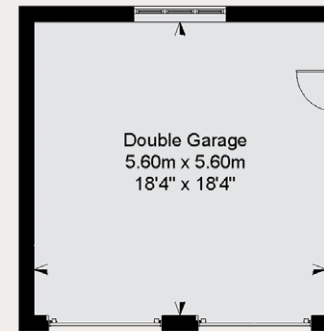


Floorplans

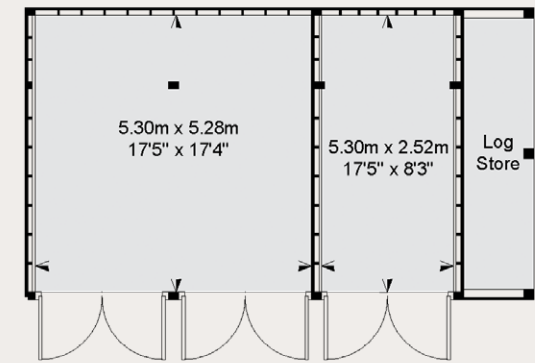
House internal area 3,218 sq ft (299 sq m)
 Garage internal area 334 sq ft (31 sq m)
 Outbuilding internal area 452 sq ft (42 sq m)
 Total internal area 4,004 sq ft (372 sq m)
 (Includes Limited Use Area) 21 sq ft (2 sq m)
 For identification purposes only.
 Outbuildings not shown in actual location or orientation.



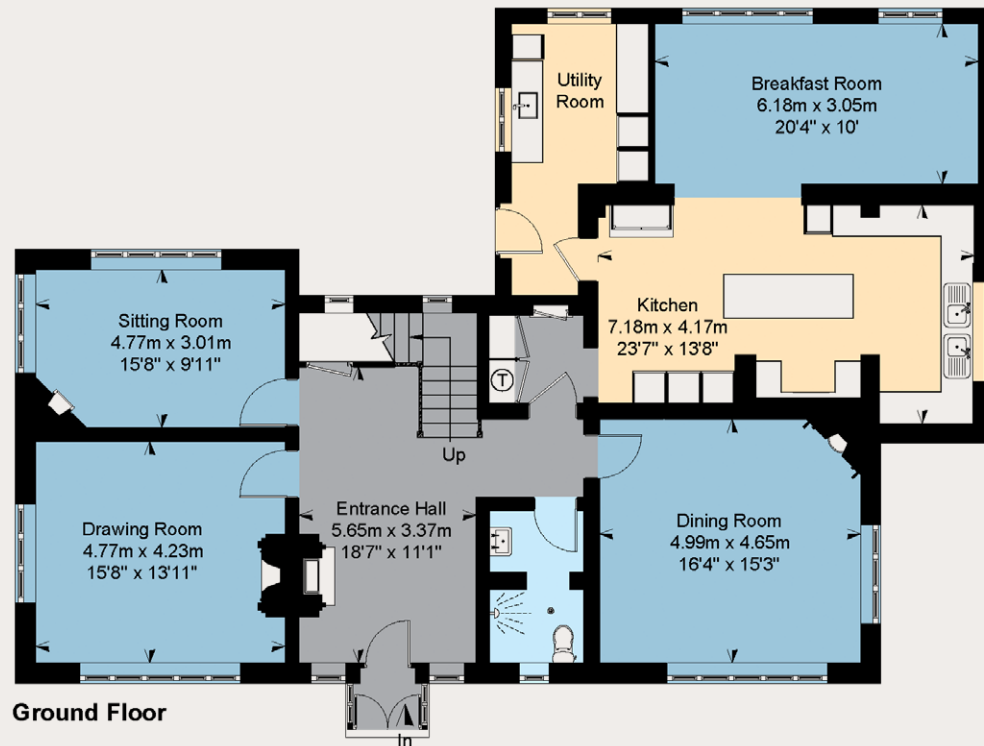
Garage



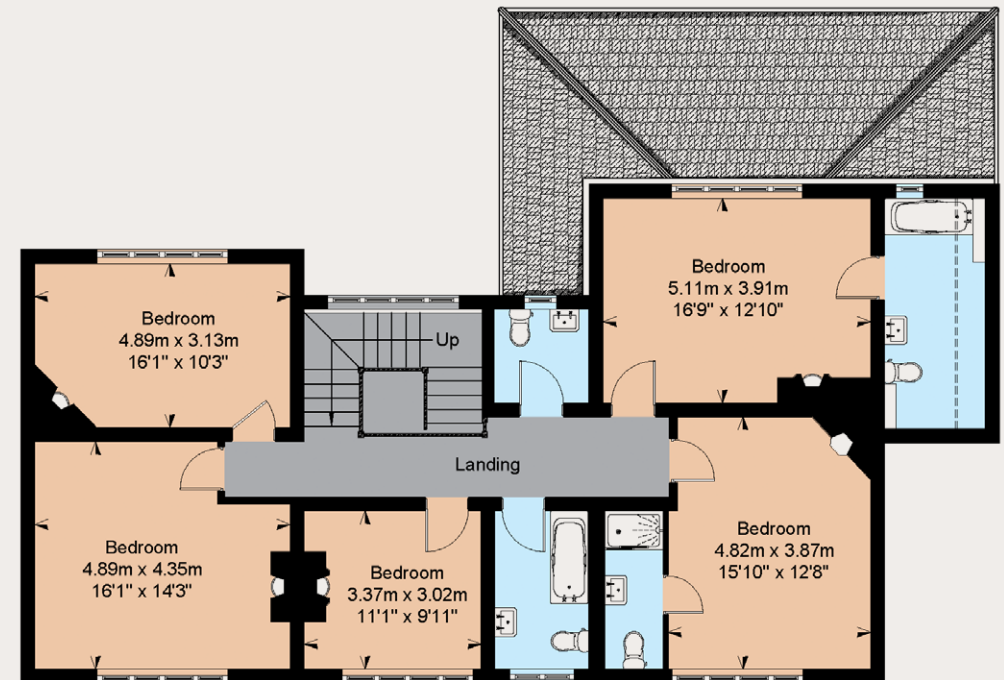
Outbuilding



= Limited Use Area



Ground Floor



First Floor

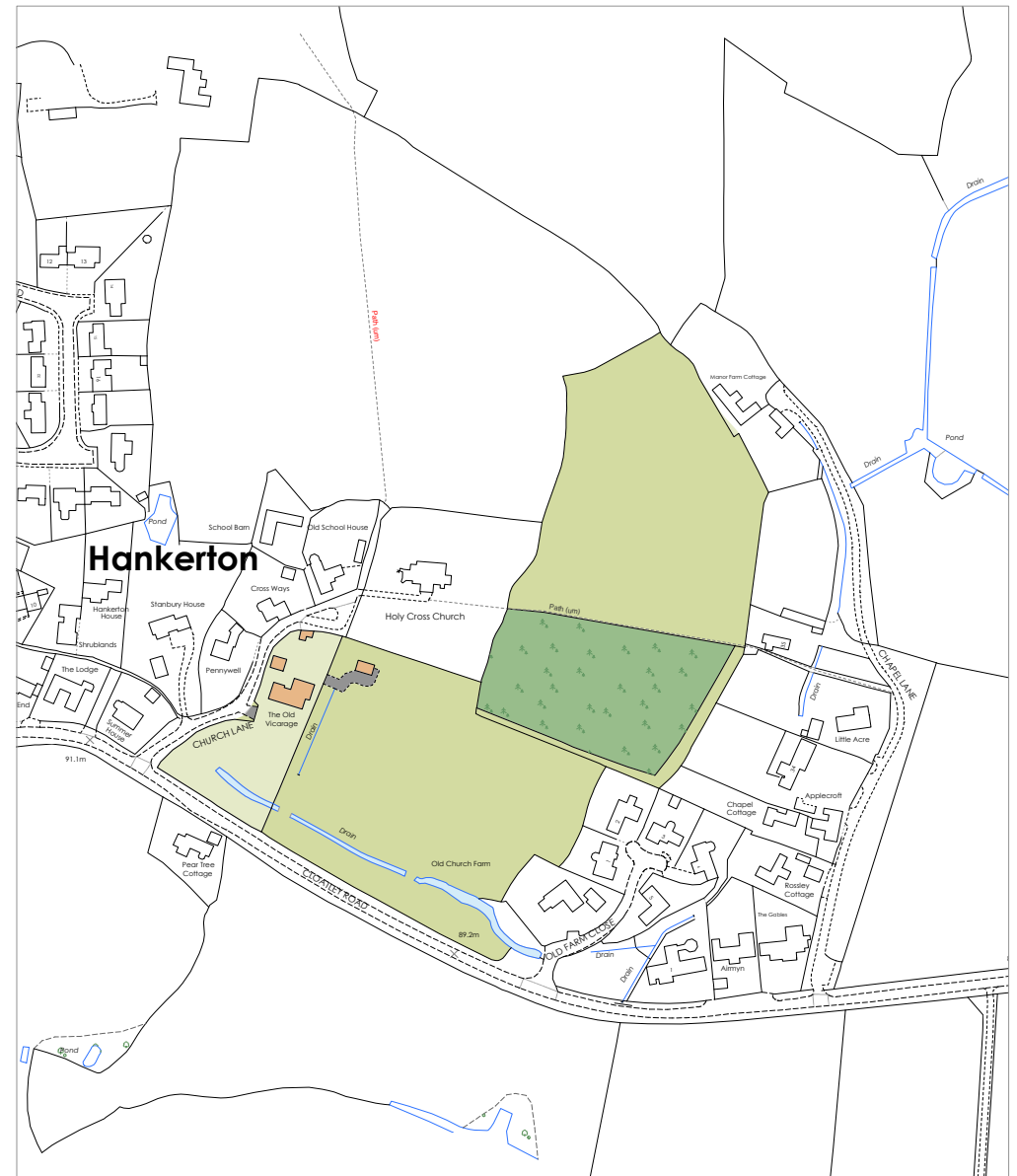
Outside

Electric gates open onto a gravelled driveway leading through the garden to the front door. The drive continues on to the rear of the house and a double garage with oil tank adjoining. The Old Vicarage sits privately within mature gardens and grounds. Wide lawns are bordered by shrubs and trees and to the rear of the house is a gravelled and paved terrace. There are lovely views to the east over the adjoining paddock and to the north to the parish church. In the corner of the paddock is a useful outbuilding comprising two gated car ports, a shed and wood store.

Location

Hankerton is a small village, tucked away amidst open Wiltshire countryside. The beautiful parish church, just beyond The Old Vicarage, dates from the 12th century. Nearby Malmesbury is an ancient market town with good everyday stores (e.g. Waitrose and Aldi) and various independent shops. Other local towns include Tetbury and Cirencester. The main regional centres include Swindon, Oxford, Cheltenham, Bath and Bristol, all of which are within daily commuting distance. Good communications, being about 11 miles from Junction 16 of the M4 and 10 miles from Junction 17.

Direct rail services to London Paddington from Kemble Station (about 8 miles), scheduled to take from c. 70 minutes, or Swindon Station (55 minutes) or Chippenham Station (from 79 minutes).



The Old Vicarage, Hankerton, Malmesbury, SN16 9LF

Total Area - 3.88 ha / 9.60 ac

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Not to Scale. Drawing No. X19890-01 | Date 15.06.23







General

Local Authority: Wiltshire Council.

Services: Mains water, electricity and drainage. Oil-fired central heating.

Public Footpaths: There are three footpaths across the northern field. A plan is available.

Lease: An area of land between the two paddocks is subject to a 5 year lease.

Further details are available on request.

Development Uplift Clause: The property will be sold subject to a development uplift clause on the southern paddock. Further details are available on request.

Council Tax: Band G

Tenure: Freehold

Guide Price: £2,000,000

Directions

From Malmesbury take the A429 north. Just after about a mile and a half, just before you enter Crudwell, turn right for Hankerton. Continue on for a mile or so into the village. Just before you leave Hankerton turn left into Cloatley Road, signed to Cricklade and Minety. Take the second turning left into Church Lane and The Old Vicarage is the first house on the right.

Cirencester

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