

# 1 Hillcrest

Malmesbury



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Guide Price £825,000

*Detached Family Home ~ Countryside Views ~ Three Reception Rooms  
~ Four Double Bedrooms ~ Kitchen Opening To Breakfast Area ~ En Suite  
~ Detached Double Garage ~ EPC Rating: C*

Located on Malmesbury's Southern border, 1 Hillcrest occupies an enviable elevated position affording the property open and far reaching countryside views whilst being within easy reach of all local amenities.

The accommodation comprises an entrance hall with tessellated tiled flooring and cloakroom, a living room with feature Bath Stone fireplace and double doors leading to rear garden, dining room / playroom, study, utility room and kitchen breakfast room with fitted handmade units from parlour farm, oak flooring and enjoying double doors leading to the rear garden.

To the first floor is a master bedroom which benefits from an en suite shower room and a fitted walk in wardrobe, while the three further bedrooms are all doubles with a fitted family bathroom completing the living accommodation.

Externally the property benefits from driveway parking and a detached double garage with side access to the rear garden.

The rear garden is afforded a high degree of privacy with stunning far reaching views over open countryside. The garden has been predominantly laid to lawn with extensive patio area and mature shrubs.

### Entrance Hallway

Upvc double glazed window to front. Tessellated tiled flooring. Coving and radiator. Doors to:

### Cloakroom

Vanity wash hand basin with mixer taps and tiled splashbacks. w/c. Tiled flooring. Extractor, coving and radiator.

### Kitchen Family Room

Upvc double glazed window and patio doors to rear. Handmade Parlour Farm kitchen with matching range of wall and base units with iroko worksurface over and dresser unit. Inset butler sink and mixer taps. Tiled splashbacks. Space for 'range' style cooker with extractor over and integrated fridge. Solid oak flooring. Television point. Downlights, coving and radiator. Door to:

### Utility

Upvc double glazed window and door to side. Fitted parlour farm wall and base units with worksurface over and inset ceramic sink and drainer with mixer taps and tiled splashbacks. Integrated 'Neff' freezer, wine cooler and dishwasher. Space and plumbing for washing machine. 'Valiant' boiler. Extractor, downlights and radiator.



### Living Room

Upvc double glazed window to side, rear and patio doors to rear. Feature fireplace with stone surround, hearth and inset gas fire. Two television points. Wall light points. Decorative coving. Two radiators.

### Dining Room / Playroom

Upvc double glazed window to front. Hardwood flooring. Coving. Radiator with fretwork cover.

### Study

Upvc double glazed window to front. Telephone points. Coving, spotlights and radiator.

### First Floor

#### Landing

Upvc double glazed window to front. Access to part boarded loft with light. Airing cupboard housing hot water tank and shelving. Coving and radiator.





### **Master Bedroom**

Upvc double glazed window to rear with countryside views. Television point. Coving and radiator. Door to:

### **En Suite**

Upvc obscured double glazed window to rear. Fully tiled with under floor heating. Shower cubicle with rain head shower over, vanity wash hand basin with mixer taps and dual flush w/c. Heated towel rail. Spotlights, extractor and coving. Shaver point.

### **Walk in Wardrobe**

Range of 'Strachan' fitted wardrobes and storage. Downlights.

### **Bedroom Two**

Upvc double glazed window to rear. Coving and radiator.

### **Bedroom Three**

Upvc double glazed window to front. Coving and radiator.

### **Bedroom Four**

Upvc double glazed window to front. Coving and radiator.





### **Family Bathroom**

Obscured Upvc double glazed window to side. Travertine tiling, Panel bath with mixer tap and rain head shower over, pedestal wash hand basin and w/c. Chrome heated towel rail. Extractor fan and downlights.

### **Externally Rear Garden**

Enclosed rear garden with stunning open views down across Malmesburys countryside and over to the Abbey. The garden has been predominately laid to lawn with an extensive patio area and electric lights. Double electrical sockets. Outside tap and shed.

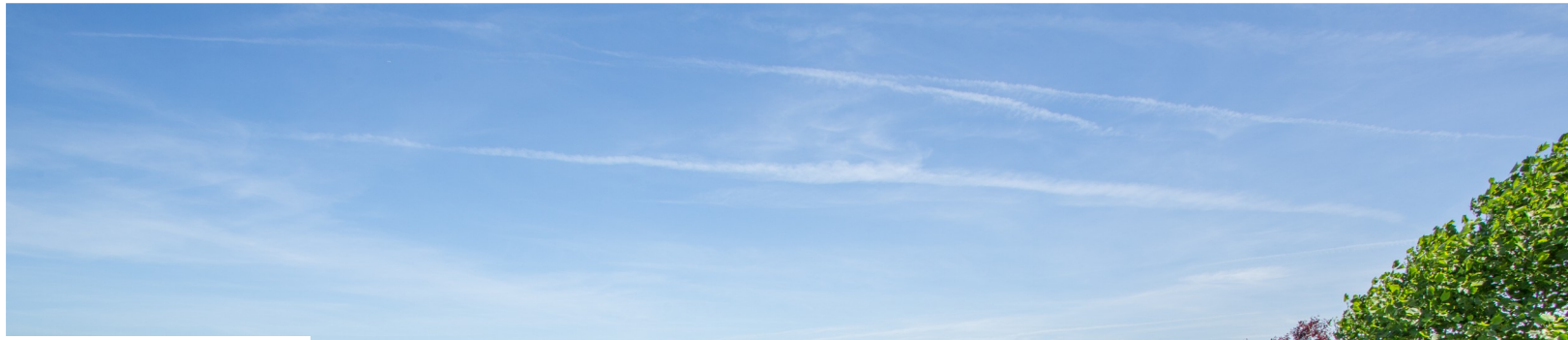
### **Front Garden**

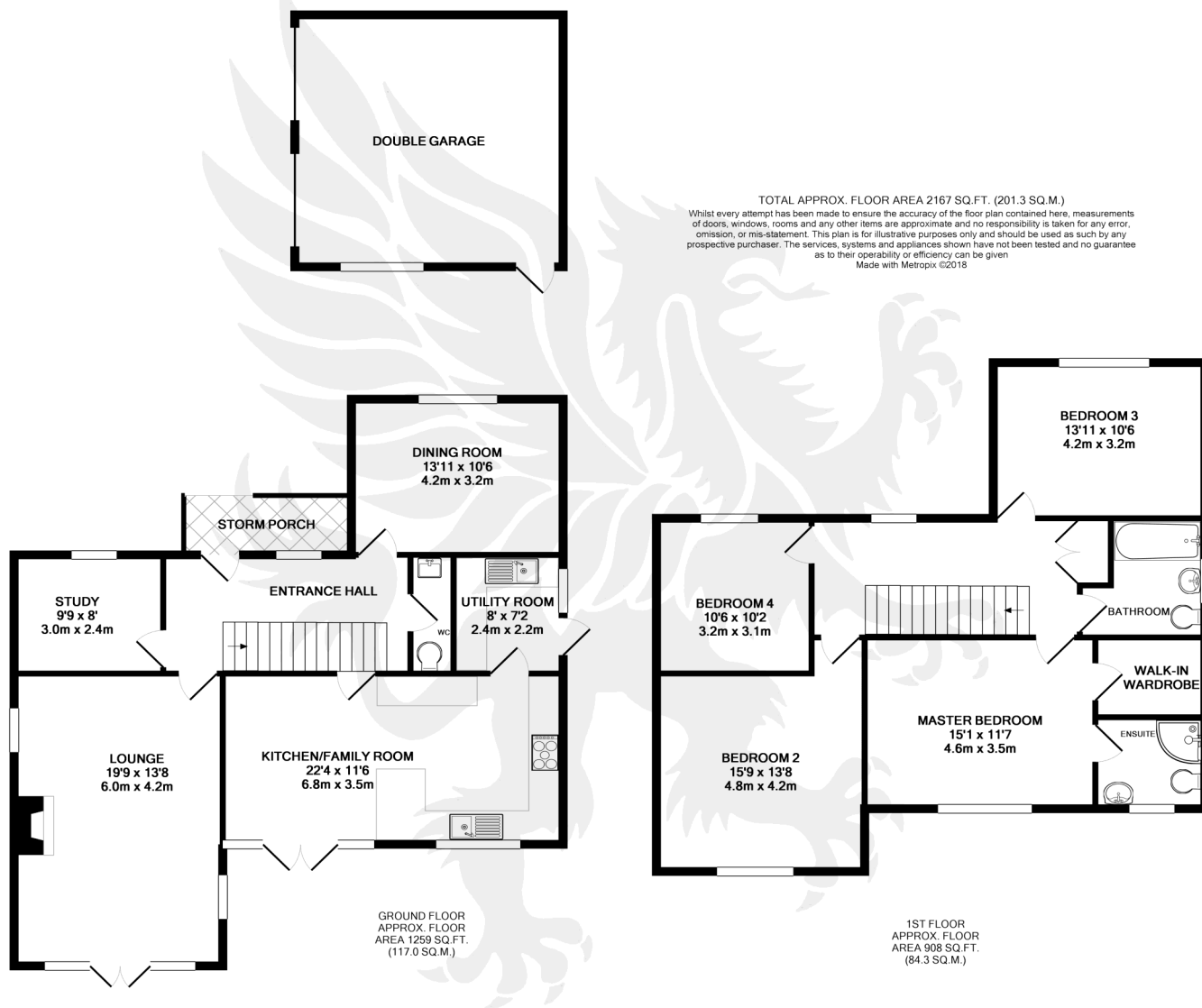
The landscaped front garden has been partially laid to gravel with shrub and plant borders, whilst the other side is lawn with dwarf hedging. The block paved driveway affords the property c.4 off road parking spaces and leads to the detached double garage.

### **Double Garage**

Two double doors to front, personal door to side and window to side. Further benefits include power light and eave storage.







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