



## PEMBROKE GREEN

Lea, Wiltshire

**NASH  
& CO**



7 PEMBROKE GREEN, LEA, MALMESBURY, SN16 9PB  
GUIDE PRICE £500,000



A great opportunity to acquire an extended stylish three bedroom semi-detached family home with potential to create 4 bedrooms to the side STP. One of two larger models within the cul de sac with stunning west facing garden and panoramic views over fields and views of Malmesbury. Situated in a highly sought after village of Lea with primary school and public house. Over the years the property has been extremely updated. As you enter the property under a canopied entrance porch with post and saddle stone, entrance hall, downstairs cloakroom, good sized square sitting room, L shaped modern stylish fitted kitchen with French doors to garden with stunning views to rear, snug/playroom. Utility/boot room with internal access to garage with electric door to front. Three bedrooms on first floor and recently fitted bathroom to include white suite comprising of P bath and digital shower, vanity unit drawers with basin over. Wall mounted electric heated/light mirror. Externally the property has a contemporary side access gate to rear, landscaped garden with raised Indian sandstone patio area again getting the sun all afternoon and evening with amazing sunsets over Malmesbury, greenhouse, shed and bin store. Block paved parking for one vehicle to the front, recently been re modelled for easy configuration of new block paved space to give two spaces.

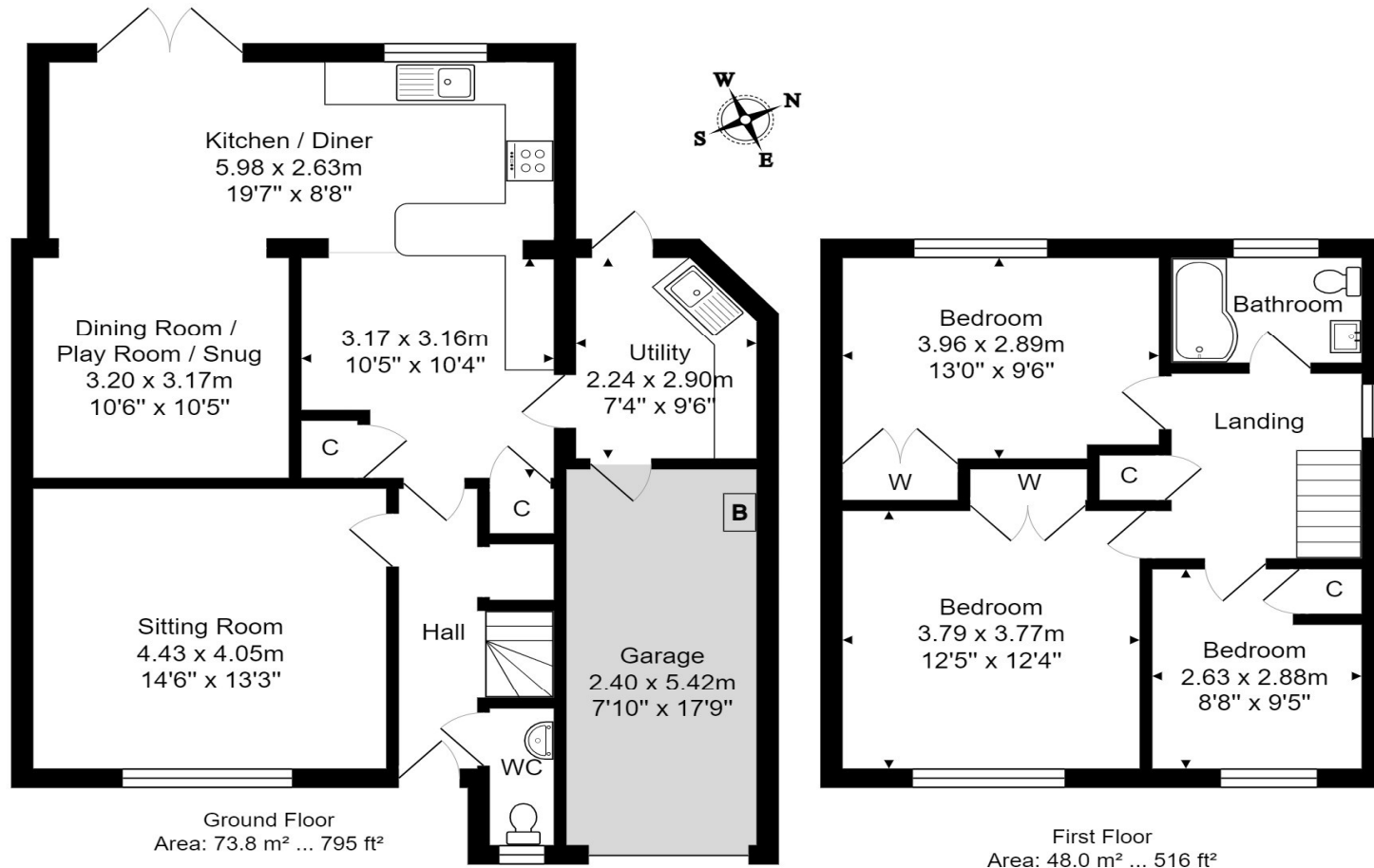
Situation – Set within this popular village in a secluded setting with west facing panoramic views of farmland and Malmesbury in distance. Lea is a sought after village with a thriving community, a highly regarded primary school, church and excellent public house with restaurant. The village is approximately two and a half miles from Malmesbury, which dates back to the 11th century and is reputed to be the oldest borough in the country. This thriving pretty town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops, a Waitrose and Aldi, schools and leisure facilities available. Early tributaries of The River Avon pass around the town with pretty walks and the countryside close at hand. There are public transport services and good road access to the larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 junction 17 is only five miles south. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately 1 hour.



- Desirable sought after village location
- Three bedrooms
- Stylish finish
- Two large receptions
- Utility & downstairs WC



- L-shaped large Kitchen/diner
- Accessible to beautiful surrounding countryside
- Village pub & primary school
- Recently fitted new bathroom suite
- Southwest sunny landscaped garden with stunning views



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 purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

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**Agents Note:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only.