

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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Cranmore, Tetbury Hill, Malmesbury Price Guide £850,000

A late Edwardian family home (2377 sq ft), set in a third of an acre, towards the northern edge of the town.

5 bedrooms, 2 bath/shower rooms - one en suite. Porch, hall, sitting room, dining room, family room, study, kitchen/breakfast room, utility and cloakroom.

Garage, ample driveway parking.



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Cranmore Tetbury Hill, Malmesbury

The Property

Built in 1912, this detached Edwardian style home was extended at the rear in 1925, and again to the left hand side in the 1980's. It now offers excellent family sized accommodation and is located on the northern edge of the town. It benefits from a good sized plot extending to about a third of an acre. The current owners purchased in 2001 and soon after rebuilt the utility room. The kitchen, en suite bathroom and shower have been refitted to a good standard in more recent years. Most of the ground floor has wood flooring, with wood-effect tiles in the kitchen, and the black and white tiled hall is a particular period feature.

The Accommodation

Porch with front door leading into the tiled hall, with the staircase off and a cupboard under. On the right is the dual aspect sitting room with a stone fireplace surround fitted with a log burning stove. On the left is a study, with a connecting door to the dining room, which can also be accessed from the hall. This has sliding doors onto a gravelled patio. Behind the sitting room the family room, once the kitchen, has an original built-in dresser and a door leading through to the good sized kitchen/breakfast room. This has Wren cabinets with granite worksurfaces including a breakfast bar. There is a large integrated fridge and separate freezer, a Rangemaster cooker with extractor over, plus a dishwasher. Double doors lead out to the garden, while a side door gives access to the utility room, with a cloakroom at the rear. From the landing there is access to the loft which has a light, and a walk-in airing cupboard with shelving. The main bedroom overlooks the rear garden and has a walk through dressing area leading to an en suite bathroom with shower over the bath and built-in cupboards. The guest bedroom is dual aspect and, like the sitting room below, has a rectangular bay. There are three further bedrooms, one of which is triple aspect, and a well appointed shower room.

Outside

The gated driveway leads to a large gravelled parking area in front

of the house. To the left is an area of lawn, with a garage to the right, which has power and light. A gate gives access to a paved area to the side of the house, adjacent to the utility room, where there is a log store. There is a gravelled entertaining area adjoining the dining room with ample space for seating. Close by is a wooden shed. The garden is enclosed by a mix of fencing and hedge and has a large lawned area with shrubs and trees. In the middle is a decked area with a pergola and pond.

General

The property is freehold. All mains services are connected and there is a Tesla car charging point. The gas boiler in the kitchen supplies central heating and hot water. Council tax Band F - £3,465.83 payable for 2024/25. EPC rating band D - 61.

Location

Malmesbury lies close to the border of Wiltshire and Gloucestershire, 14 miles south of Cirencester and 10 miles north of Chippenham, with Swindon 16 miles to the east and Bath 24 miles to the west. It has a good selection of shops including a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and an Ofsted rated Outstanding secondary school. It is also home to the UK headquarters of Dyson, who employ over 3000 people. J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham, Kemble and Swindon.

Directions to SN16 9JW

At the top of the High Street bear left and continue past the Abbey to the Triangle. Here, turn right and continue over the roundabouts, and up Tetbury Hill. Continue past Minot Close, and the house is on your right, prior to The Old Orchard. There is a name plaque on the left gate post, and one on the house.

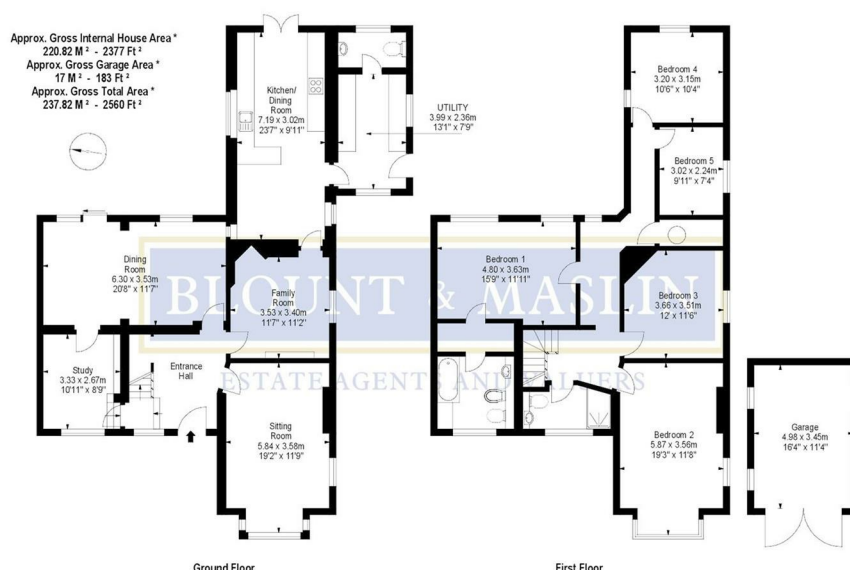


Illustration For Identification Purposes Only. Not To Scale
*As Defined by RICS - Code of Measuring Practice

While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.