

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 2, Common Road, Malmesbury

Price Guide £800,000

**\*UNEXPECTEDLY RE-AVAILABLE\*** An extended and refurbished detached family home (1738 sq ft), on the favoured western edge of the town, with west facing garden.

4 bedrooms, 2 shower rooms. Dual aspect sitting room, fabulous kitchen/dining/family room, study, hall, cloakroom. Planning permission exists for a timber, cedar clad, double garage. Ample driveway parking.



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# 2 Common Road, Malmesbury

## The Property

Thought to have been built in 1960, this detached family home has been extended and refurbished throughout by the current owners. A fabulous, light and airy, kitchen/dining/family room has been created, with lantern window and french doors opening to the west-facing garden. The first floor was also enlarged, creating a fourth bedroom and an ensuite to the dual-aspect, master bedroom. The windows and doors were replaced with quality UPVC double-glazed units two years ago. A new Valiant gas boiler was also installed at the same time. Planning permission exists for a timber-framed, cedar-clad, double garage.

## The Accommodation

A particular feature is the fabulous kitchen/dining/family room, with an excellent range of units, including larder unit, pan drawers, corner carousel storage and walk-in larder cupboard. There is an integrated dishwasher, fridge/freezer and Rangemaster range with induction hob. Also on the ground floor is a dual aspect sitting room with open fireplace, a study overlooking the garden, hallway and cloakroom.

On the first floor is a spacious dual-aspect master bedroom with ensuite shower, 2 further double bedrooms, a good size single bedroom and family shower room.

## Outside

The front garden is lawned with mature, well-stocked, shrub borders and screened paved patio to enjoy the morning sunshine. The block paved driveway provides ample off-road parking. A good size shed 4.7m x 2.7m (15'5" x 8'10"), to the side of the property provides access to the enclosed rear garden. This is west-facing and beautifully landscaped with a paved terrace adjoining the property, lawn, and well-stocked mature flower and shrub borders. There is also a useful additional garden shed at the bottom of the garden, outside lighting, power and taps (front and back)

## General

All mains connected. The Valliant gas boiler in the utility room was replaced in 2021 and is annual serviced in July. It supplies radiators to the main house, plus the under floor heating in the newer extension, and hot water throughout. Council Tax Band F - £3,144.57 payable for 2024/25. EPC rating: band D - 61. Under the terms of the Estate Agents Act 1979, we hereby inform you that our vendor is an employee of Blount & Maslin.

## Location

The market town of Malmesbury sits on the highly desirable Gloucestershire/Wiltshire borders, just 12 miles from Cirencester, "the capital of the Cotswolds." Malmesbury is reputed to be England's oldest borough, dating from around 880 AD. It has a good selection of shops and a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a "High Performing Academy" secondary school. The 12th century Abbey and Abbey House Gardens together with the nearby Westonbirt Arboretum are significant tourist attractions. The Royal estates of Highgrove and Gatcombe Park are close by and the area is known for its country sports, excellent walking, cycling and water sports. The cosmopolitan city of Bath is 23 miles south-west. J17 of the M4 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 0HN

At the top of Malmesbury High Street bear left and continue past the Abbey to the Triangle. Here bear left onto the Sherston Road and after about 100 yards turn left onto Foxley Road. Continue over the river and take the next left onto Common Road. The property is a short distance along, on your right hand side, denoted by our For Sale board.

