



## 3 River View, Malmesbury

## Price Guide £875,000

An excellent family house (2011 sq ft), in an ideal location between the primary and secondary school, with a large rear garden.

4 double bedrooms, two large bath and shower rooms - one en suite. Hall, cloakroom, sitting room, second sitting/playroom, kitchen/breakfast room, utility room and study.

Double garage now providing a studio and workshop with room over (511 sq ft).  
130 feet rear garden, bordered by the river.



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## The Property

Built in 1992, and in the same ownership since since 1999, the current owners have much improved and enlarged this excellent family home. There is ample parking and a good sized rear garden bordering the river.

## The Accommodation

Wide open porch with front door leading into a hall with returning staircase to the first floor, and a cupboard under. On the left is a cloakroom, with the study next door which has an excellent vantage overlooking the driveway. The sitting room at the rear has a stone fireplace with multi-fuel burner and a fitted bookcase with cleverly concealed TV. Next door is the kitchen/breakfast room with double doors leading onto the rear terrace. The kitchen has a good range of units including built-in electric oven and grill, a gas hob and extractor over. The dishwasher and fridge are integrated and opening off leads to an additional preparation area and door to the second sitting room at the front. This has two large windows and would make an excellent playroom for younger children. Adjacent is the utility room with gas boiler, fitted water softener and door to a covered side area. On the generous first floor landing there is an airing cupboard with hot water cylinder and pump for the showers. A hatch and ladder lead to a large loft space that has potential for conversion if required. The main bedroom at the rear has extensive fitted wardrobes and a large en suite bathroom with a separate shower. The second bedroom is dual aspect with built-in wardrobe and eaves storage. There are two further double bedrooms both with built-in storage. The large family bathroom has a generous separate shower. Both bathrooms have electric underfloor heating.

## Outside

The gated entrance leads to a tarmac drive with parking and turning space for 3 or more cars. Adjacent to the garage is a large metal security shed, ideal for bikes etc, screened by a hedge. To the right of the house a gate leads to a useful covered area accessed from the utility room door. This has power, light, a hosepipe reel and a small wooden tool shed. A raised paved terrace with balustrading adjoins the dining area. The rear

garden is enclosed by beech hedging and has numerous trees, including apple and cherry. There are three raised beds and a fence screening off the bottom end of the garden where there is also a wooden garden shed. The far end of the garden adjoins the river and has a small jetty for launching canoes and the like.

## Double Garage

Double doors lead into a studio and workshop with attractive engineered oak flooring which could be used as a home gym/office or easily converted back to a double garage. There are numerous power points, light and a sink unit. A ladder leads to a storage area/den over with two roof lights and borrowed light floor panels.

## General

All mains connected. The gas boiler in the utility room supplies central heating and hot water. Council Tax band F - £3,307.27 payable for 2024/5. EPC rating band C - 71.

## 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 0BX

At the top of the High Street turn left and continue past the Abbey to The Triangle. Here turn right onto Gloucester Road and at the roundabout turn left onto Park Road. After about 500 yards, at the crossroads turn right onto the second half of Park Road and the entrance to the property is a short distance on your right.

