

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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49, Park Road, Malmesbury

Price Guide £800,000

A substantial detached family house (2205 sq ft) close to the town centre and schools.

5 bedrooms, 3 bath/shower rooms - 2 en suite. 2 reception rooms, fabulous kitchen/breakfast room, utility and cloakroom. Double garage, gardens, driveway parking.

NO ONWARD CHAIN



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The Property

Built in 2000 by Crest Homes, this impressive 2205 sq ft detached home has elevations of reconstituted stone under a tile covered roof, offering well-proportioned and light-filled living space over two floors. The residence has had contemporary enhancements to create a comfortable and aesthetically pleasing environment. The interior boasts a large, modern kitchen and dining area that has been merged and fitted with Smeg and Bosch appliances, complemented by sleek bifold doors that open to the landscaped garden, enhancing indoor-outdoor flow. The property has also been upgraded with new en-suite and family bathrooms, providing contemporary comforts.

Over the last five years, the property has undergone significant modernisation, which includes the installation of a resin-bound gravel driveway, upgraded PVC double glazed windows and doors, and replacement of the gas boiler. The double garage has been equipped with electric roller doors and redesigned to serve as a multifunctional space, accommodating a modern gym and workshop. Additional improvements extend to the outdoor area, featuring a covered cooking area and the 'Hypedome'—a unique all-weather outdoor living space.

The Accommodation

Canopy porch and front door leading into the good size reception hall with Karndean flooring and a galleried landing over. There is an understair cupboard and cloakroom off, plus a utility room with the water softener and an external door. There is a useful study and the dual aspect sitting room has a Franco Belge log burner and double doors into the rear garden. The kitchen/breakfast room is a fabulous feature with Smeg and Bosch appliances including a fridge, freezer, oven, combination microwave, warming drawer, gas hob, pop-up extractor and a two-drawer Fisher & Paykel dishwasher. On the first floor there is an impressively large master bedroom with triple aspect, a dressing area and an en suite bathroom with separate shower. The guest bedroom also has an en suite shower room, and there are three further bedrooms and a family bathroom, again with separate shower. From the landing there is access to a large walk-in airing cupboard with the pressurised hot water cylinder and also access to the loft space, which is chiefly boarded with a ladder and light.

Outside

The property is accessed via a private, resin-bound gravel driveway with ample space to accommodate several cars. Secure gated access on both sides of the house leads to the rear garden. The garden, which benefits from tranquil river views, combines aesthetic appeal and functionality with a lawn, a Millboard composite deck, and a circular paved patio. Additionally, it features a covered outdoor cooking area, ideal for barbecues and al fresco dining. The garden's standout feature is the 'Hypedome'—

truly unique, dome-like structure that shelters from the elements and is equipped with an electricity supply. It is currently configured with a table seating six, making it the perfect space for relaxing or entertaining throughout the year.

Double Garage

17'5" by 16'10" (5.30 by 5.13)

The double garage, equipped with two electric roller doors, has been modernised to include a comprehensive gym and sauna, alongside a practical workshop area. This space can easily be converted back to a traditional garage if needed.

General

All mains connected. The gas boiler in the utility room provides central heating and hot water with radiators throughout. Council Tax Band G - £3,999.03 (2024/25). EPC Band C - 73.

Location

The house is located a short distance from the town centre, with a scenic 5-minute walk to the local primary school, with no roads, and a 5-minute walk to the secondary school, both rated Outstanding by Ofsted.

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. 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 Malmesbury High Street bear left and at the Triangle turn right onto Gloucester Road. Bear left onto Park Road and then take the first right into the continuation of Park Road. Number 49 is the last on your right.

