

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## Westhill House , Malmesbury

Price Guide £699,950

A substantial Victorian home (2088 sq ft) in a convenient location towards the western edge of the town, with off-road parking for two cars.

4 bedrooms, 2 bath/shower rooms. Large hall/study area, sitting room, large kitchen/dining room, cellar/utility room. West facing rear garden.

CHAIN FREE





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## The Property

This Victorian property, a former nursing home, was divided into 3 substantial town houses in 2001. This central section benefits from the original front door and the spacious reception hall, that is easily capable of providing a study area if required. Period features include lovely high ceilings 3.26m (10'8") and an attractive fireplace in the sitting room. The west facing rear garden has rear access from Bristol Street and a large summerhouse/shed. Planning permission exists for a single storey extension off the kitchen/dining room, Wiltshire Council ref PL/2021/09298.

## The Accommodation

The wide front door leads into a lobby with coat hooks, shelving and a bench seat. Double doors continue to the large reception hall with the original ornate staircase. There is a cloakroom off, plus a deep walk-in storage cupboard with extensive shelving and further coat hooks. On the right, the nicely proportioned sitting room has two tall windows to the front, a fireplace with a gas log burner, and book shelves either side. The kitchen/dining room has a good range of units including the integrated fridge and freezer plus an Everhot range cooker with extractor over. There is space for a dishwasher and a larder cupboard. The dining area is flooded with natural light by a lantern window, and there are double doors onto a paved terrace. Off the hall, a door and steps lead down to the cellar/utility room with ample cupboards and space for numerous white goods. Off the half landing is a good sized bedroom with panelling and two windows overlooking the rear garden. On the main landing there are two conservation roof lights, built-in shelving, a shelved storage cupboard and the airing cupboard housing the pressurised hot water cylinder. The main bedroom has one wall of fitted wardrobes and an en suite shower with built-in cupboards. There are two further bedrooms with built-in storage, the one at the rear having 'jack-and-jill' access to the family bathroom, which has a shower over the bath, and a half-height door to useful attic storage.

## Outside

At the front is a two car private car parking bay and space for bin storage. At the rear, from the paved terrace, steps lead up to a lawned garden flanked on either side by mature trees and shrubs, including several apple trees. At the far end, through a trellis arch, there is a large summerhouse/shed with shelving, a work bench, power and light. Adjacent there is a ramp leading to a gate providing rear access from Bristol Street. There is external lighting, power point and a tap.

## General

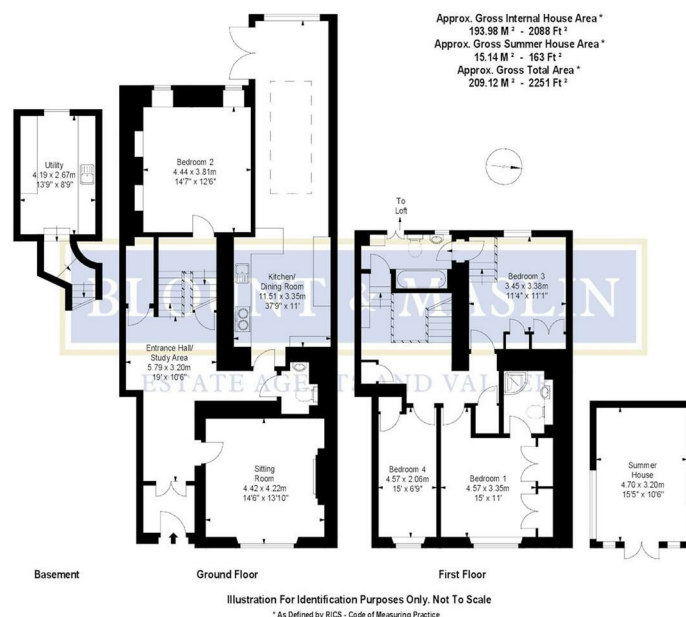
All mains connected. The gas boiler in the family bathroom supplies central heating and hot water. Council Tax band F - £3,465.83 payable for 2024/25. EPC rating: band D - 63.

## 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 0AX

Proceed up the High Street and bear left at the Market Cross. Continue past the Abbey to the Triangle, and here turn left onto Bristol Street. Continue past the Foxley Road turning on your left, and the Gastons Road turning on your right. The entrance to the property is a short distance on your left, with a No 74 plaque on the right hand pillar of the entrance.



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.