

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## Ashley House, Bremilham Road, Malmesbury Price Guide £425,000

A non-estate, detached family home (1140 sq ft) within walking distance of the town centre and amenities.

3 bedrooms, 2 bath/shower rooms. Hall, cloakroom, utility area,  
dual aspect sitting room and kitchen/dining area.  
Garage, off-road parking, westerly rear garden.  
NO ONWARD CHAIN



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# Ashley House Bremilham Road, Malmesbury

## The Property

One of two properties built 12 years ago by a well respected local developer, this detached 3 bedroom home (1140 sq ft) provides generous family accommodation. It is conveniently situated within walking distance of the town centre and close to schools and other amenities. A good sized kitchen with dining space leads out to a decked area with a manageable, enclosed rear garden with raised beds, pergola and side access to the single garage. Parking for 3 cars. UPVC double glazed windows throughout.

## General

All mains connected. A Worcester boiler provides gas central heating. Council Tax Band E - £2932.62 payable for 2024/25. EPC rating band C - 75.

## Malmesbury

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

Proceed to the top of Malmesbury High Street and bear left, continuing past the Abbey to the War Memorial (The Triangle). Here, turn left onto Bristol Street (B4040) and take the third right into Bremilham Road. The property will be found on your left immediately after the entrance to The Activity Zone.

Approx. Gross Internal House Area \*  
107.39 M<sup>2</sup> - 1156 Ft<sup>2</sup>

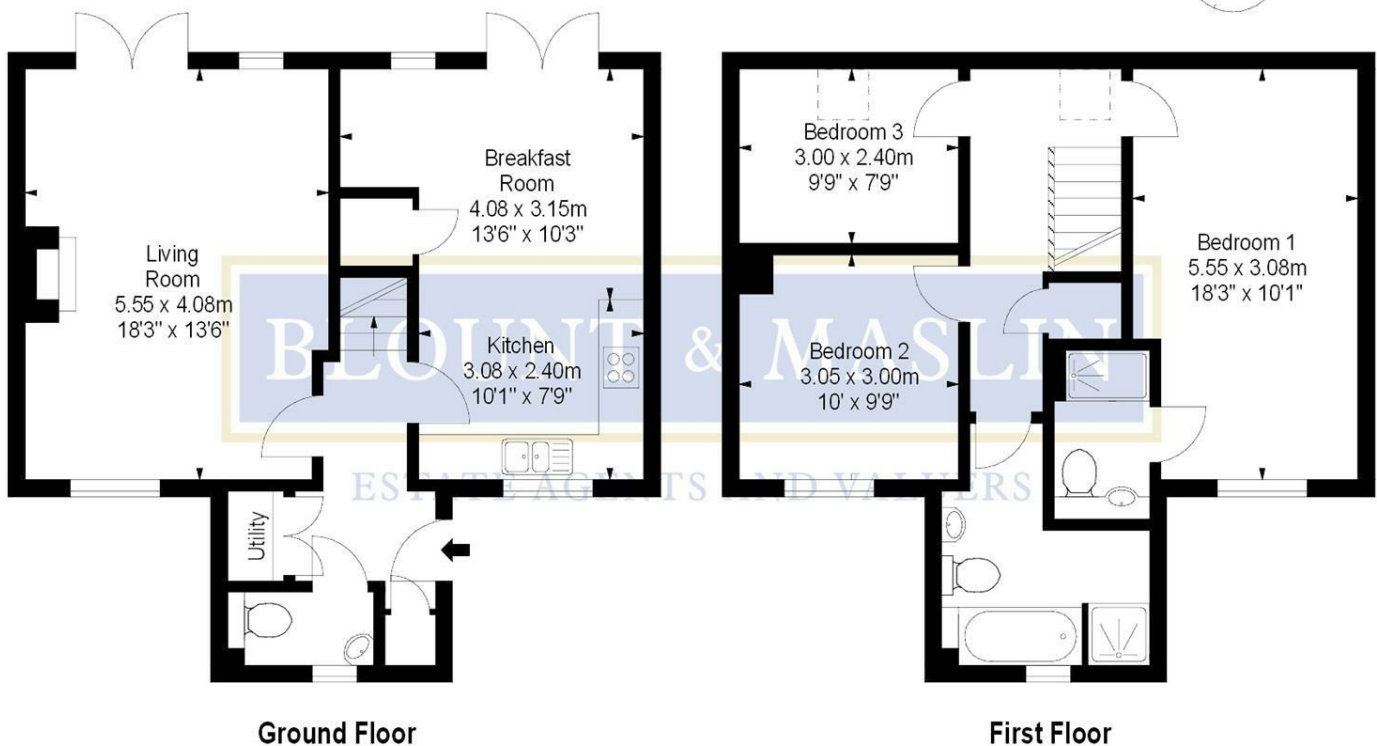


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice