

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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The Old Post Office, Lea

Price Guide £750,000

A detached Victorian house, situated in this sought after village, with considerable scope for enlargement and good size south facing garden.

Entrance lobby, sitting room, drawing room, kitchen/dining room, utility area, cloakroom. Three double bedrooms, family bathroom, en-suite shower room. Ample parking.

CHAIN FREE



The Old Post Office, The Street,

The Property

Dating from the Victorian era, The Old Post Office, formerly known as The Croft, features a symmetrical front facade and sash windows. The property offers two reception rooms, both featuring log burning stoves and high ceilings, a kitchen/dining room, a separate utility area and a cloakroom. Upstairs, there are three bedrooms, including master bedroom with en-suite shower room, and a family bathroom.

Outside, a gravelled area to the front and side provides ample parking. The lawned garden enjoys a southerly aspect with good degree of privacy. There is a useful brick built outbuilding and garden shed providing additional storage.

There is considerable scope for enlargement, subject to the necessary permissions.

General

Mains water, electricity and drainage are connected. The oil fired boiler provides hot water and central heating heating. Council Tax Band E - £2,300.53 payable for 2025/6. EPC rating F - 28.

Lea

The popular village of Lea lies about two miles east of Malmesbury and has a church, public house, primary school, playgroup and recreation field with tennis court and play park. The nearby town of Malmesbury caters for most everyday requirements with Chippenham, Cirencester and Swindon all offering more comprehensive facilities. The village is readily accessible to Swindon fifteen miles distant and Junction 17 of the M4 motorway, about six miles south, provides access to the area's major employment centres.

Directions to SN16 9PA

From Malmesbury head east on the B4042 towards Wootton Bassett. After about 1.5 miles turn off left signposted to Lea. As you enter the village, continue around the right hand bend and the property can be found on the right hand side, opposite the entrance to Pembroke Green.

Approx. Gross Internal House Area *

109.25 M² - 1176 Ft²

Approx. Gross Out Building *

2.04 M² - 22 Ft²

Approx. Gross Total Area *

111.29 M² - 1198 Ft²

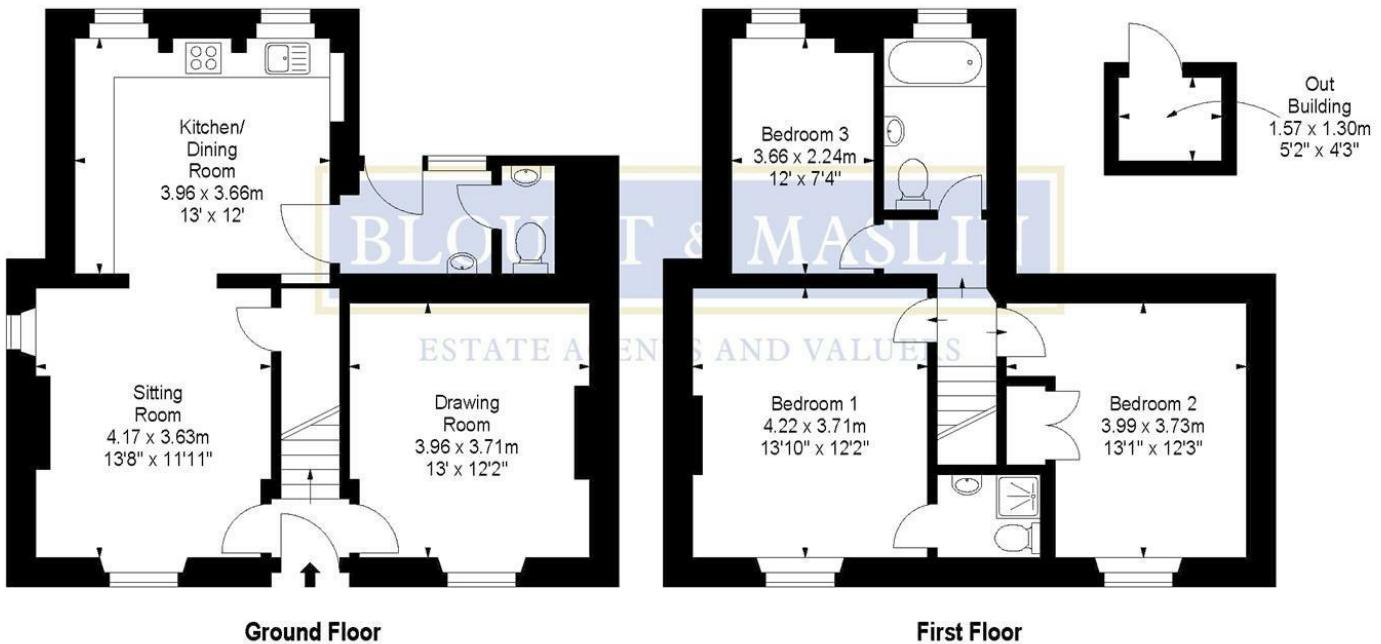


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice