

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury
Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



25 Orwell Close, Malmesbury

Price Guide £525,000

A well presented detached four bedroom family home (1267 sq ft) on the sought-after Reeds Farm estate.

4 double bedrooms, family bathroom and en-suite shower room.

Hall, cloakroom, sitting room, dining room/study, kitchen/breakfast room, conservatory.

Double garage with off-road parking. West facing rear garden.

CHAIN FREE



www.blount-maslin.co.uk



25 Orwell Close, Malmesbury

The Property

A detached four-bedroom family home, ideally situated on a spacious corner plot on the highly sought-after Reeds Farm estate. Loved by the same family for nearly 30 years, this property offers ample living space and includes the benefit of a conservatory, perfect for modern family living, with scope for further improvement.

The generous west facing, fully enclosed rear garden is mainly lawned with mature shrubs and a patio area. Gated access to a double garage and off-road parking.

General

All mains connected. Council Tax Band E - £3,063.19 payable for 2025/26. EPC rating band C - 72.

Malmesbury

Reported to be England's oldest borough, dating from around 880AD, Malmesbury is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are

lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and 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 and Kemble.

Directions to SN16 9UB

At the top of Malmesbury High Street, bear left and continue past the Abbey to The Triangle. Here turn right and continue down Gloucester Road. At the third roundabout take the right exit onto the Reeds Farm Estate. Turn left onto Webb's Way and take the third left into Michael Pym's Road. The property will be found immediately on the right.

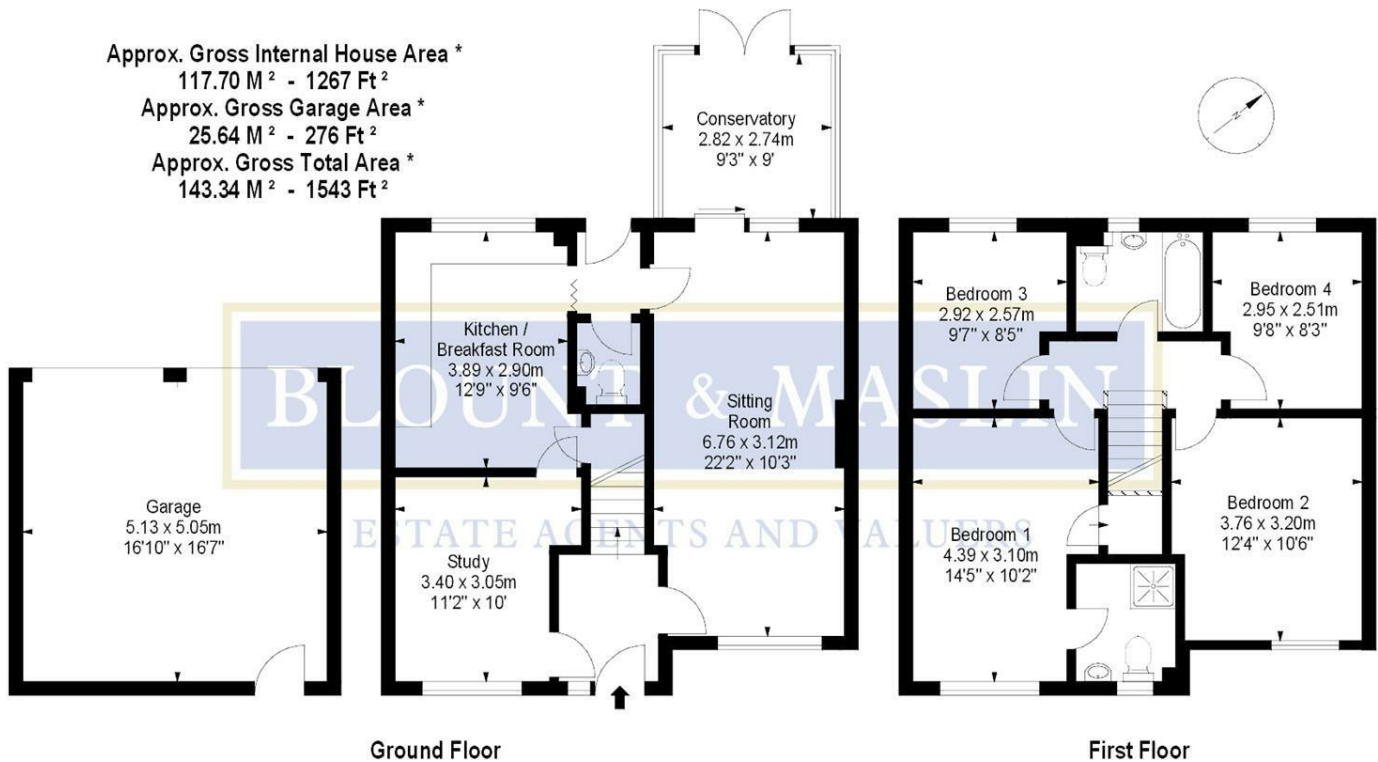


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice