

BLOUNT & MASLIN

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Rushcroft Close, Lea, Malmesbury

Price Guide £1,200,000

An immaculately presented substantial family home (2745 sq ft) in a thriving village location with far-reaching countryside views

Open-plan kitchen/dining/family room. Sitting room, dining room, utility, cloakroom.

Master bedroom suite, guest room with en-suite, 3 further double bedrooms and family bathroom.

Private, enclosed garden adjoining open fields with far-reaching countryside views.

CHAIN FREE.



2, Rushcroft Close, Malmesbury

The Property

Tucked away in a quiet cul-de-sac with far-reaching countryside views, this impressive five-bedroom family home offers a perfect blend of space, comfort, and versatility. Located in a vibrant and well-connected village, the property provides an ideal setting for family life.

At the heart of the home is a stunning open-plan kitchen/breakfast/garden room, seamlessly connecting indoor and outdoor living with views over the private rear garden. Complementing this are two further reception rooms offering flexibility for dining, relaxation, or work-from-home needs. Upstairs, a large master suite provides space, ample storage and en-suite facilities. The property benefits from a further bedroom with en-suite, an ideal guest room. Three additional well-proportioned bedrooms share a stylish family bathroom. A dedicated office/studio in the garden offers a private workspace or creative haven. Additional features include a utility room, double garage, and a beautifully landscaped garden—perfect for families looking to enjoy both space and tranquility.

General

Mains water, electricity and drainage are connected. An oil fired boiler supplies central heating and hot water, with radiators throughout.

Aluminium double glazed windows and doors. Council Tax Band G - £3,834.22 payable for 2025/26. EPC rating Band D - 60. There is a residents' management company to deal with the insurance and maintenance of the communal areas with each of the five properties paying about £100 pa.

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

From the Priory roundabout adjacent to Waitrose, take the B4042 heading east towards Royal Wootton Bassett. Turn off left signposted Lea and continue into the village. After the Church, the entrance to Rushcroft Close will be seen a short distance on the left hand side.

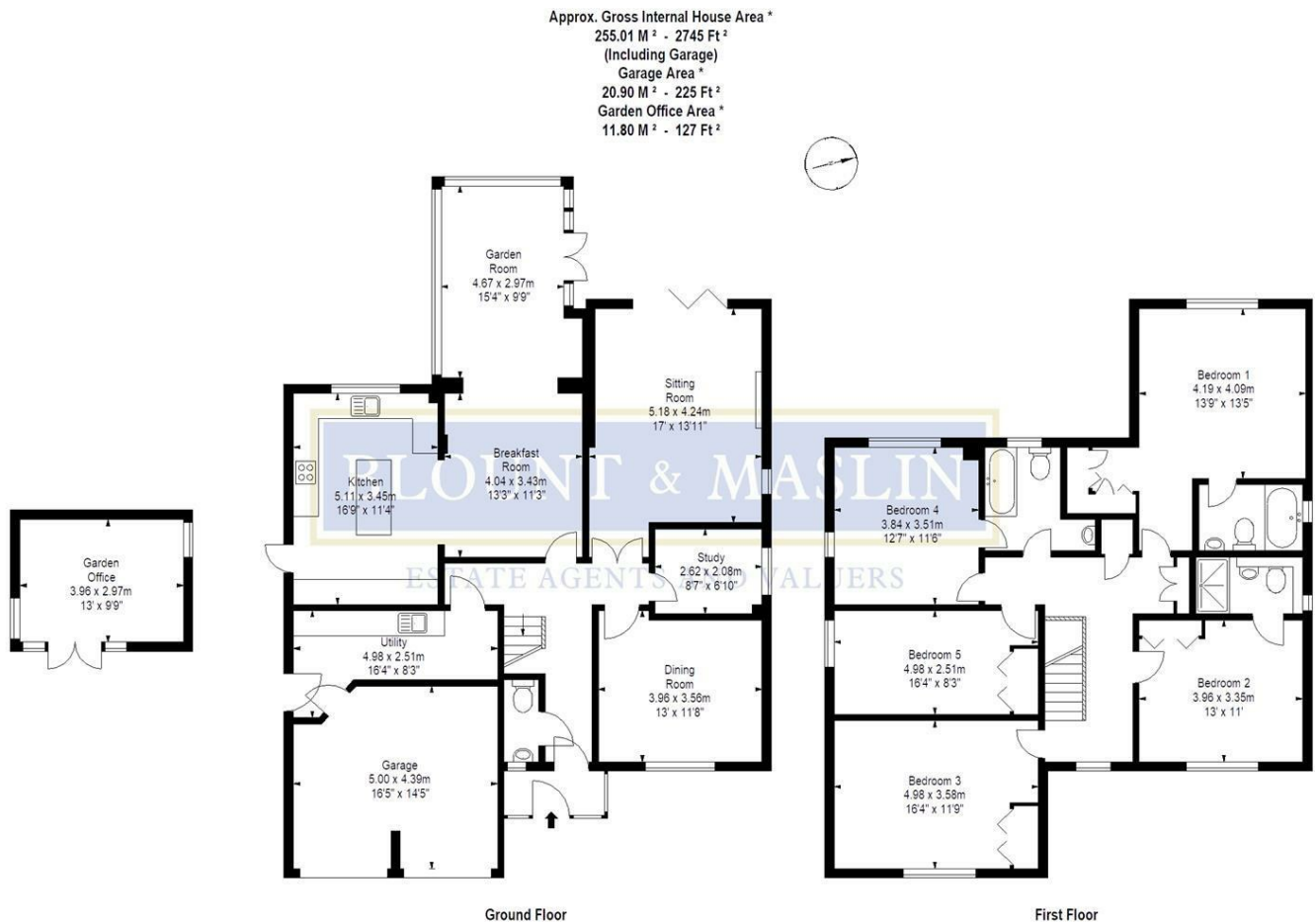


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice