

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## Knighton, Charlton, Malmesbury

Price Guide £825,000

A detached stone built family home (2013 sq ft), situated in heart of this sought after village, with fabulous views over open countryside to the rear.

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

Entrance hall, cloakroom, kitchen, adjoining dining room, sitting room, study.

Double garage, ample parking.

NO ONWARD CHAIN





# Knighton, Charlton, Malmesbury

## The Property

A well presented detached stone built property (2013 sq ft) with fabulous countryside views to the rear. A five-bar gate leads to a gravelled driveway offering ample parking and access to a double garage with remote operated door and internal access to the house.

The accommodation includes a spacious entrance hall, a well-equipped kitchen with rangemaster stove and adjoining dining room, a sitting room with log burning stove, and a study.

Upstairs, the master bedroom features a dressing room and en-suite shower room. There are two further double bedrooms, a single bedroom, and a family bathroom with shower over the bath.

The rear south facing garden is a key feature, generous in size and well established. It includes a paved terrace running the full width of the house, central paved seating area, raised vegetable beds, pleached fruit trees, and a garden shed.

## General for details

Mains water, electricity and drainage are connected. The ground floor is heated by underfloor electric heating. An air source heat pump has been installed providing an efficient heating and cooling system to the first floor. Council Tax Band G - £3,326.27 payable for 2025/26. EPC rated E - 54

## Charlton

Charlton has a popular pub/restaurant, The Horse & Groom and a 12th Century Church. The neighbouring

town of Malmesbury caters for everyday shopping requirements, and includes a Waitrose. Meanwhile the cosmopolitan centres of Cirencester, Bath and Cheltenham are all within a 28 mile radius. The M4, provides excellent access to the areas major employment centres and Kemble railway station, 7 miles distant, links to Paddington in around 75 minutes. Chippenham railway station also has fast trains to Paddington (65 -70 mins) and the nearest airport is at Bristol. The active village community centres around the busy Village Hall, which has a large adjacent playing field including the village cricket pitch.

## Directions to SN16 9DL

Head east from Malmesbury on the B4040 to Charlton. Continue into the village, around the sharp right hand bend, and the property can be found a short distance along, on the right hand side, opposite the entrance to the village hall. what3words: skies.wanted.list

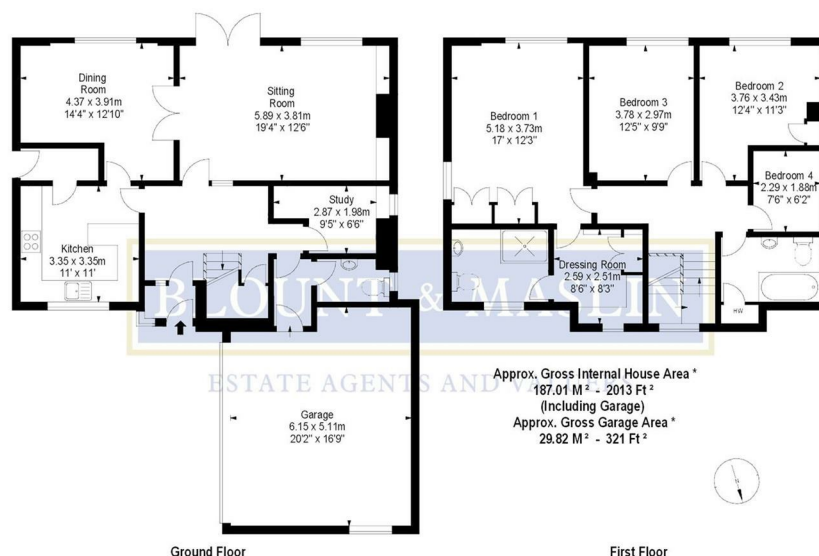


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice

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.