

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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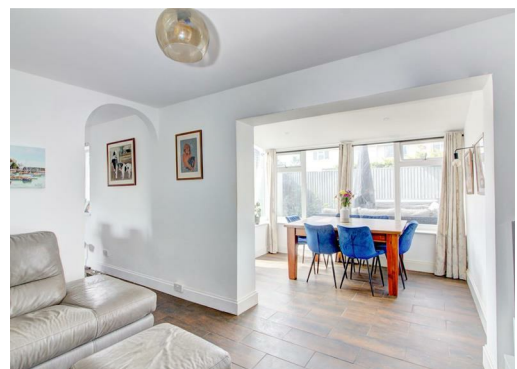
## 112 White Lion Park, Malmesbury

Price Guide £370,000

A semi-detached home (935 sq ft) with scope for enlargement (STPP).

Three bedrooms, bathroom. Hall, sitting room/dining room, kitchen/breakfast room, cloakroom, home office/studio, workshop.

South-west facing garden, car port, ample driveway parking.





# 112 White Lion Park, Malmesbury

## The Property

This well-presented three bedroom family home on the popular White Lion Park development offers excellent potential for enlargement (subject to any necessary permissions). Providing a comfortable and flexible layout ideal for modern living, this property is a short, walkable distance to both primary and secondary schools and the town centre. The accommodation includes a sitting room with adjoining dining area, a spacious kitchen/breakfast room with plenty of units and built-in appliances, three bedrooms and a family bathroom. The windows have UPVC double glazed units. An added benefit is the versatile home office/studio, perfect for remote working or creative pursuits. At the rear is a tool shed/workshop with separate access.

Outside, the property features a gated car port, ample driveway parking at the front and a fully enclosed south-west facing rear garden - ideal for families and outdoor entertaining.

## General

All mains connected. A combination gas boiler supplies central heating and hot water. Council Tax Band C - £2,227.77 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. The nearest airport is at Bristol.

## Directions to SN16 0QR

At the top of Malmesbury High Street bear left and continue past the Abbey to the Triangle. Here turn right and proceed down Gloucester Road until the roundabout. Here turn left into Park Road continuing into Old Alexander Road and shortly after the play area bear right into White Lion Park. Take the third cul-de-sac on your left which leads to the property.

**Approx. Gross Internal House Area \***

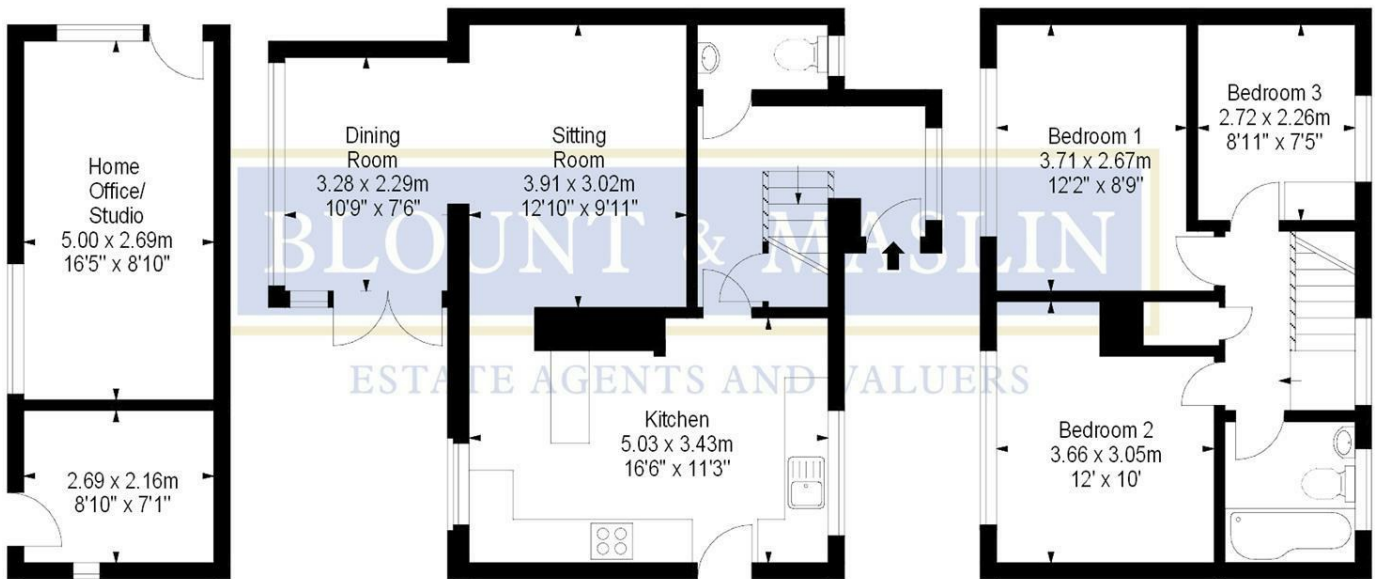
**86.86 M<sup>2</sup> - 935 Ft<sup>2</sup>**

**Approx. Gross Out Building Area \***

**19.51 M<sup>2</sup> - 210 Ft<sup>2</sup>**

**Approx. Gross Total Area \***

**106.37 M<sup>2</sup> - 1145 Ft<sup>2</sup>**



**Ground Floor**

**First Floor**

**Illustration For Identification Purposes Only. Not To Scale**

**\* As Defined by RICS - Code of Measuring Practice**