

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 8 Wychurch Road, Malmesbury

Price Guide £550,000

A double fronted detached family home (1338 sq ft), cul-de-sac position, on the popular Reeds Farm estate.

Four double bedrooms, family bathroom and en-suite shower room.  
Hall, sitting room, dining room, kitchen/breakfast room, utility, cloakroom.  
Double garage, driveway parking, enclosed well-stocked west facing garden.





# 8 Wychurch Road, Malmesbury

## The Property

This double fronted detached family home is located in a peaceful cul-de-sac setting, and offers spacious and versatile living on the popular Reeds Farm estate. The property features a master bedroom suite comprising a dressing room and en-suite, with three further double bedrooms and family bathroom. A light and airy entrance hall leads to the dual aspect sitting room with doors to the rear garden, separate dining room ideal for entertaining, cloakroom and a kitchen/breakfast room with adjoining utility room. Outside, the home boasts a double garage and generous driveway parking. The west-facing rear garden is well-stocked with shrubs and trees and offers a variety of seating areas, perfect for outdoor relaxation.

## General

All mains are connected. A gas fired boiler provides heating and hot water. UPVC windows and doors are fitted throughout. Council Tax Band F - £3,620.14 payable for 2025/26. EPC rating band C - 69.

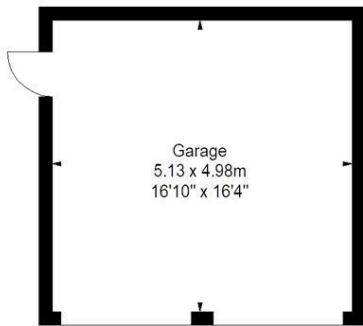
## Malmesbury

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 9XT

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, over the roundabouts and branch right onto Reeds Farm estate. Turn left into Webbs Way and take the 4th left into Wychurch Road.

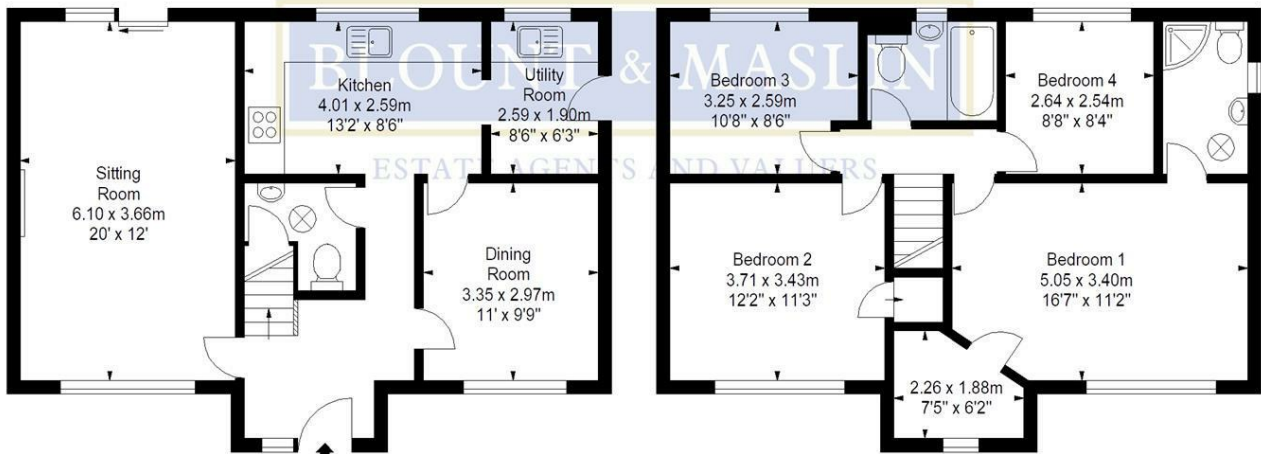


Approx. Gross Internal House Area \*

124.30 M<sup>2</sup> - 1338 Ft<sup>2</sup>

Approx. Gross Internal Garage Area \*

25.27 M<sup>2</sup> - 272 Ft<sup>2</sup>



Ground Floor

First Floor

Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice