

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury
Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



6 Elmer Close, Malmesbury

Price Guide £535,000

A well-presented detached family home (1473 sq ft) situated on a Reeds Farm cul-de-sac

4 bedrooms, family bathroom, cloakroom. Hall, kitchen/breakfast room, utility.

Sitting room, conservatory, dining/family room.

Off-road driveway parking, gardens front and rear.



6 Elmer Close, Malmesbury

The Property

This well-presented four-bedroom family home, is peacefully located in a quiet cul-de-sac on the sought-after Reeds Farm estate. The property offers flexible accommodation throughout, comprising a welcoming sitting room with double doors leading into a bright and open-plan kitchen/breakfast room – perfect for modern family living. A sunny conservatory overlooks the fully enclosed, terraced rear garden, with several sunny seating areas, creating an ideal space for relaxing or entertaining. Upstairs, there are four bedrooms, including a principal bedroom with shower room, and a well-appointed, large family bathroom with separate shower. Additional benefits include a utility room, downstairs WC, and a versatile family room, ideal as a dining room, playroom, home office, or snug. Externally, the home is set back from the road with a lawned front garden, with a private driveway providing off-street parking for several vehicles.

General

All mains connected. A gas boiler supplies central heating and hot water. UPVC double glazed windows. Council Tax Band D - £2,506.25 payable for 2025/26. EPC rating Band C. - 70

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 and London Heathrow is within easy reach along the M4.

Directions to SN16 9UE

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 second right into Elmer Close. Continue up the hill and bear left to where the property is denoted by our for sale board.

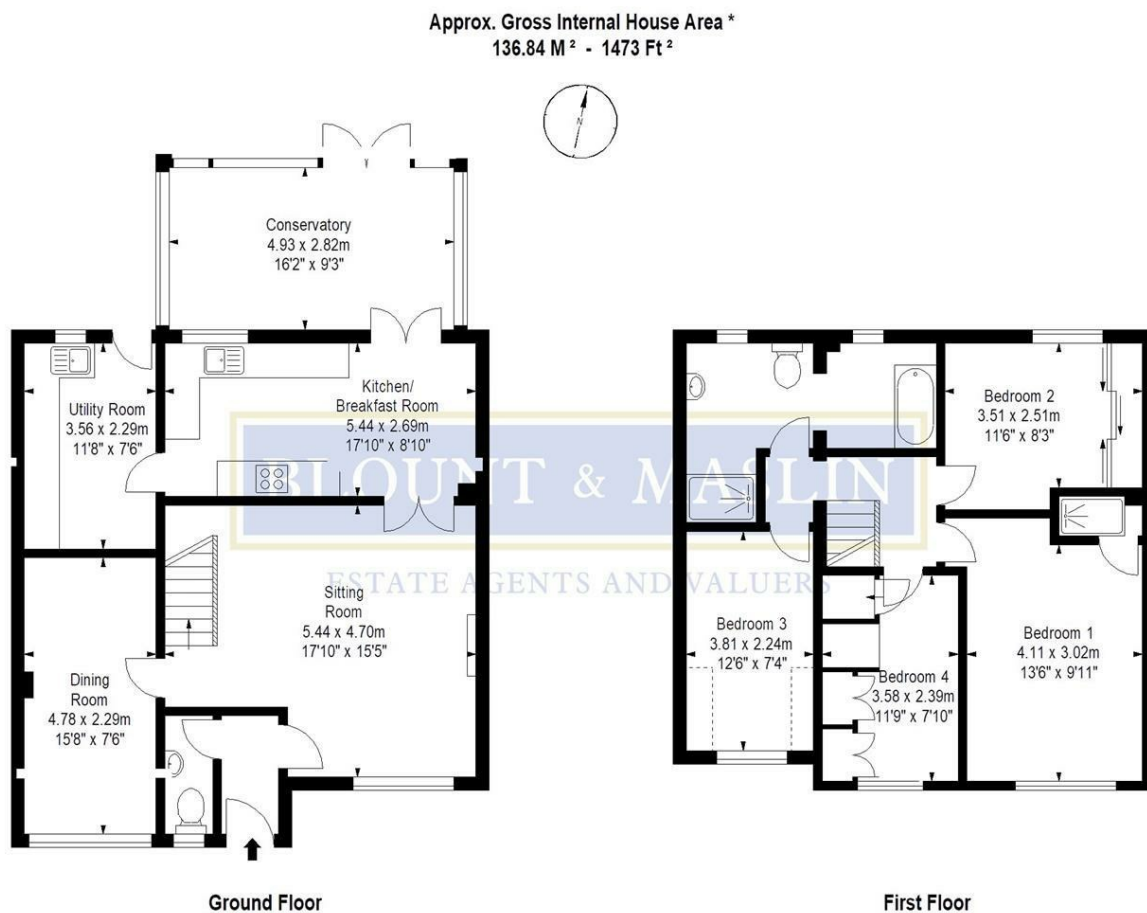


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice