

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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11 Milbourne Park, Malmesbury

Price Guide £425,000

Detached bungalow (819 sq ft) in sought-after location

Two double bedrooms, family shower room. Modern kitchen/breakfast room.
Entrance hall, living room, conservatory. Single garage with driveway parking. Well kept gardens with mature planting.
CHAIN FREE



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The Property

Situated in a desirable and well-established area just a short distance from the town's amenities, this well-presented detached bungalow offers comfortable and convenient living. The accommodation includes an entrance hall, two generous double bedrooms, a recently updated family shower room, and a modern kitchen/breakfast room. The living room opens into a light and sunny conservatory, which enjoys views over, and access to, the rear garden, providing an ideal space for relaxation or entertaining. Outside, the property also benefits from attractive front gardens, a single garage, and ample driveway parking. Additional features include solar panels, offering energy efficiency and reduced running costs. A superb opportunity to acquire a well-maintained home in a prime location, perfect for downsizers or those seeking single-level living.

General

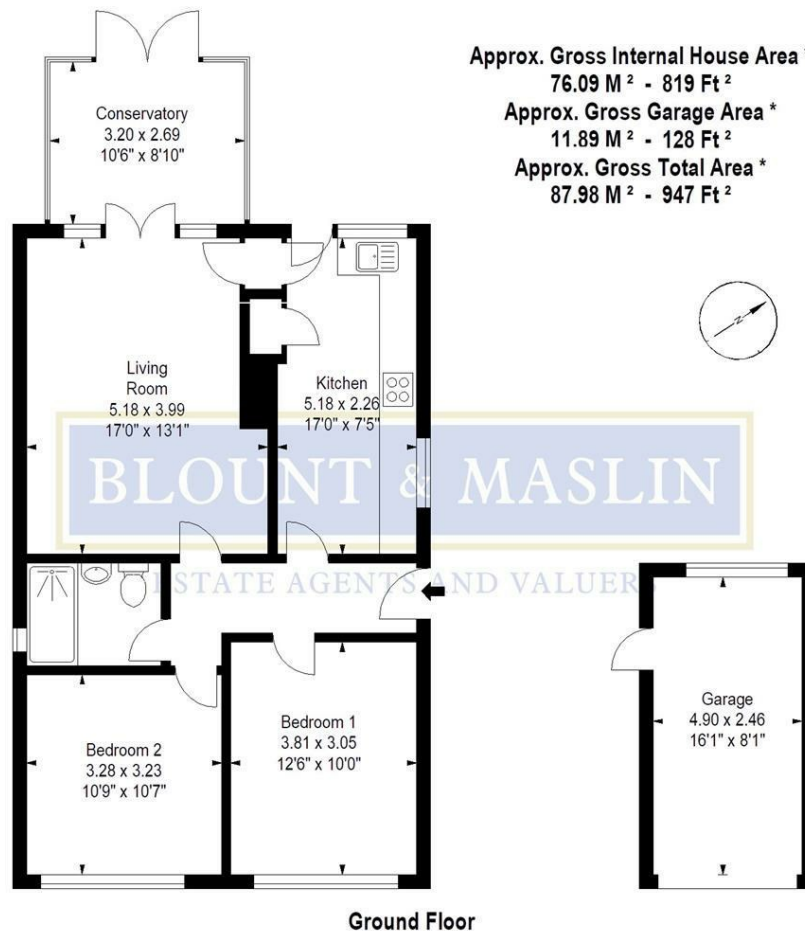
Mains water, electricity and drainage are connected. An oil fired boiler supplies central heating and hot water. UPVC double-glazed windows throughout. Council Tax band D - £2,276.99 payable for 2025/26. EPC rating band D - 64.

Milbourne

Milbourne is a semi rural location on the outskirts of Malmesbury which is reputed to be one of the oldest boroughs in the country. It has a comprehensive range of shops including a Waitrose, a library, museum and sport centre with swimming pool. There are various cultural activities including events at the lovely old Abbey. The proximity of the M4 motorway provides easy road travel to the major employment centres of the area including Swindon, Bath and Bristol. There are mainline train services from Chippenham, Kemble and Swindon. Chippenham and Swindon station both have fast trains to Paddington (65 -70 mins) and the nearest airport is at Bristol. London Heathrow is within easy distance along the M4.

Directions to SN16 9JE

Proceed up the bypass towards Cirencester and at the Wychurch roundabout take the third exit signposted to Charlton. Turn almost immediately right to Milbourne and after 250 yards turn right into Milbourne Park. Follow the road around to the right and the property can be found on the left, denoted by our For Sale board.



Ground Floor

Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice