

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## Rosemead, Malmesbury

Price Guide £995,000

A substantial family home (2535 sq ft) with extensive garaging (933 sq ft) and ample parking, tucked away in a quiet backwater, just off the town centre. In all 3501 sq ft.

5/6 bedrooms (one ground floor), dressing room, 2 en suites, family bathroom and cloakroom. Entrance lobby, reception hall, large double reception room, kitchen/breakfast room, orangery, study/bed 6, utility room. Garaging for up to 4 cars, large tool/potting shed. In all 1/3 acre.



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## The Property

This substantial home dates from the late 1800's and has been extended and improved over the last 30 years. The current owners have occupied since 2001 and significantly enlarged the garaging, which could now accommodate up to four cars, or perhaps be converted to ancillary accommodation, subject to obtaining the necessary consent. There is extensive parking on the driveway, and the large south-east facing garden, to the front of the house, makes it an ideal family home.

## The Accommodation

Porch with wooden front door leading to an entrance lobby with glazed side screen and staircase off. An opening off leads to the reception hall with a storage cupboard and pantry. The double reception room at the front overlooks the garden and has a stone fireplace with log burner in the sitting area, with extensive bookshelves and cupboards in the dining area. The kitchen/breakfast room at the rear has wooden units and includes an Everhot cooker. Double doors lead to an adjoining Orangery with access to the garden. The ground floor includes a bedroom with en suite shower and access to the rear courtyard. On the first floor, the master bedroom has a dressing room with built-in wardrobes and shelving, plus a large bathroom with a shower over the bath, and a deep walk-in airing cupboard. The second bedroom has a wood panelled wall and a Victorian grate. There is a small sixth bedroom, which would make an ideal study, and a cloakroom. The top floor provides two further double bedrooms, one with a built-in wardrobe and a family bathroom with shower over the bath. All four principal bedrooms overlook the front garden.

## Outside

A five bar gate and separate pedestrian entrance lead to a large gravelled drive with parking for numerous cars. The extensive garaging has power and light with a large tool/potting shed at the rear. A gate set in a yew hedge leads to a wide paved terrace

adjoining the front of the house. The chiefly lawned garden includes two mature beech trees and there are two wooden sheds. At the end of the garden is a screened area with a gate. Behind the house is a courtyard area and a utility room with butlers sink, the water softener and space for the washing machine and tumble drier. Adjacent is a log store.

## General

All mains connected. The gas boiler in the airing cupboard supplies central heating and hot water. Council Tax band G - £3,999.03 payable for 2024/25. EPC rating band E - 54.

## Location

Malmesbury lies close to the border of Wiltshire and Gloucestershire, 14 miles south of Cirencester and 10 miles north of Chippenham, with Swindon 16 miles to the east and Bath 24 miles to the west. It has a good selection of shops including a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and an Ofsted rated Outstanding secondary school. It is also home to the UK headquarters of Dyson, who employ over 3000 people. 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, Kemble and Swindon.

## Directions to SN16 9BY

From the Priory roundabout proceed over the river bridge and up the High Street. Turn right into Ingram Street (adjacent to our office) and before the T junction with Silver Street, turn right onto the lane, marked 'Culver Gardens' by a black name plaque on the right hand wall, which leads to the property.



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.