



📍 Goodwill 28 The Street, Charlton, Wiltshire, SN16 9DL

🏠 Guide Price £900,000

Located in the heart of this desirable village a substantial four bedroom detached family home standing in established grounds of 0.5 acre.

- Substantial Detached Family Home
- Set In Established Gardens of 0.5 Acre
- Scope For Extension STPP
- Four Generous Bedrooms
- Family Bathroom + Wet Room
- Kitchen/Breakfast Room + Utility Room
- Sweeping Driveway & Double Garage
- EV Charging Point
- Rural Outlook To The Rear
- Desirable Village

🏡 Freehold

📊 EPC Rating D



Located in the heart of this sought after village, Goodwill is a substantial four/five bedroom detached family home standing on a bold plot with an impressive broad frontage, amid established grounds of 0.5 acre. Although in good condition the property offers the scope for re-configuring the internal layout and extending the current footprint, subject to the usual planning consents. The generously proportioned accommodation is arranged over two floors comprising a double aspect sitting room with Jetmaster open fireplace, a study, spacious kitchen/breakfast room with separate utility room and a useful wet room. Double doors from the study open into a covered walkway which leads to a spa suite with en suite shower room. There are four generous bedrooms, the main bedroom boasts a large walk on patio balcony with delightful views over the rear garden and a family bathroom on the first floor. Externally the large lawned gardens extend to three sides of the property and are a particular feature being stocked with a variety of specimen trees which provide privacy. A sweeping gravel driveway to the front approaches an attached double garage with EV charging point.

SITUATION

Charlton is a quiet, small and desirable village with an excellent public house/restaurant, situated approximately two miles from the historic market town of Malmesbury, which is reputed to be the oldest borough in the country dating back to the 11th Century. This rural community is a delightful mix of village houses, ancient farms and beautiful open countryside. Famous for its ancient Abbey and elaborate 15th century Market Cross, the town may well have history round every corner but is also bursting with life, enjoying excellent independent shops, charming cosy pubs, friendly cafes, regular farmers' markets and a busy local events schedule. There are public transport services and good road access to the larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 junction 17 is only five miles south. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately 1 hour 10 minutes.

PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: D

Council Tax Band: G

Mains water, electricity, drainage and oil fired central heating, conservation area.



Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

