



📍 2, The Hawthorns Common Road, Malmesbury, Wiltshire, SN16 0HS

🏠 Guide Price £1,100,000

A magnificent five bedroom detached family home located in a stunning setting amid gardens and grounds of 0.5 acre.

- Impressive Detached Family Home
- Rarely Available & Sought After Location
- Five Generous Bedrooms
- Three Principal Reception Rooms
- Spacious Kitchen/Breakfast Room + Utility
- Set In Grounds Of 1/2 Acre
- 1/10 Share Of 9 Acres Behind The Property
- Stunning Panoramic Rural Views
- Private & Tranquil Setting
- Built in 1997 By Highly Regarded Developer

🏡 Freehold

🏠 EPC Rating C



A rare opportunity to purchase a magnificent detached family home located in one of Malmesbury's most desirable locations backing onto open countryside. Built in 1997 by highly regarded local developer F & G Builders to an outstanding specification and the current owners have made a number of cosmetic improvements since buying the property in 2004. The beautifully proportioned interior is arranged over two floors comprising a reception hallway with cloakroom, an impressive bay fronted sitting room with Stuv wood burning stove and a separate dining room. The beautifully designed kitchen/breakfast room is fitted with a comprehensive range of bespoke units complemented by a range of integrated appliances, engineered quartz work surfaces and a central island. An opening from the breakfast room opens into a delightful family room with bi-folding doors opening to and overlooking the rear garden. The first floor boasts a master bedroom with en suite bathroom with three further bedrooms and a family shower room. There is access from the landing to fully boarded loft space via a drop down ladder. An internal staircase from the inner hallway rises up to a spacious room over the double garage which is currently used as a study however could also be utilised as a further bedroom. Externally the gardens and grounds extend to 0.5 acre and are predominantly laid to lawn with large Indian Sandstone patio extending to the rear which enjoys a sunny south east facing aspect. There is a thriving vegetable garden and a range of useful sheds and outbuildings to one side.

A driveway to the front approaches an integral double garage with electronically operated door. The owners have a 1/10 share of approximately 9 acres of land directly behind the property which allows an easy stroll into the town and gives complete peace of mind to the use of the land.

SITUATION

Located on the rural edge of this historic town, in a sought after position, within a short distance of country walks and the picturesque River Avon yet just a short stroll into the High Street. The hilltop town of Malmesbury is officially recognised as England's oldest borough. Situated on the edge of the Cotswolds, surrounded by two branches of the River Avon, it boasts buildings of golden Cotswold stone and beautiful river walks. 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, a Waitrose, charming cosy pubs, friendly cafes, regular farmers' markets and a busy local events schedule. The establishment of the Dyson design and development headquarters on the edge of the town means that Malmesbury is now a centre for technical innovation, allowing the town to truly describe itself as both ancient and modern. Malmesbury is five miles north of the M4 (Junction 17) so within easy commuting distance of Bristol, Bath and Swindon. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington in just over an hour.

PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: C

Council Tax Band: G

Mains water, drainage, electricity and gas fired central heating. The owners also have a 1/10 share with the neighbouring properties in the land behind which we believe to be approximately 9 acres.



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.

