



📍 Sheldon Milbourne, Wiltshire, SN16 9JB

🏠 Guide Price £495,000

A mature three bedroom semi-detached house set in a stunning rural position with countryside views to the rear.

- Village Home
- Uninterrupted Countryside Views
- Beautifully Presented
- Three Bedrooms
- Contemporary Open Plan Kitchen/Living/Dining Room
- Sun Room/Conservatory
- Mature Level Garden
- Useful Garden Office
- Gated Driveway Parking & Partially Converted Garage
- Popular Village Location

🏡 Freehold

🏠 EPC Rating E



Sheldon is a mature semi-detached property which has been meticulously maintained and enhanced over recent years. Enjoying delightful uninterrupted views to the rear toward Charlton Park Estate, the property offers contemporary accommodation throughout. The ground floor comprises a welcoming, entrance hall, a dual aspect open plan kitchen/living/dining room, with the kitchen fitted with "Shaker" style units with oak worktops over, and double doors opening to the conservatory. Further to this is access to the garage ideal for storage which leads to the utility room. The first floor boasts three bedrooms, the main enjoying far reaching views, and a recently modernised family bathroom. Externally the level rear garden has an expanse of lawn with raised vegetable patches, a gravelled seating area, a paved patio and a pizza oven. A home office with double doors has power, light and electric heating providing an idyllic position for home workers. A five bar gate to the front of the property opens to the gravelled driveway which provides ample off road parking and in turn leads to the partially converted garage.

#### Situation

Located in a stunning village position with far reaching views from the rear over open countryside towards Charlton Park. Millbourne is a hamlet located approximately one mile from Malmesbury which is reputed to be the oldest borough in the country dating back to the 11th Century. 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 Cirencester, Bristol, Bath and Swindon. Mainline rail services from Kemble or Chippenham connect to London in just over an hour.

#### Property Information

Tenure: Freehold

EPC Rating: E - Please note since the EPC was completed the windows and doors have all been replaced, the conservatory has been replaced, all the radiators have been replaced and the roof has been boarded with loft insulation underneath it.

Council Tax Band: D

Mains water, electricity and oil fired central heating.



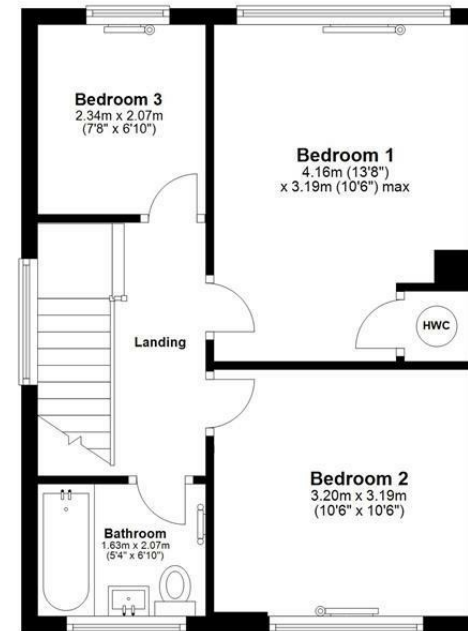
## Ground Floor

Main area: approx. 57.4 sq. metres (617.6 sq. feet)  
Plus garages, approx. 11.7 sq. metres (125.9 sq. feet)



## First Floor

Approx. 39.1 sq. metres (421.4 sq. feet)



Main area: Approx. 96.5 sq. metres (1038.9 sq. feet)

Plus garages, approx. 11.7 sq. metres (125.9 sq. feet)

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