



📍 Grafton Heights Common Road, Malmesbury, Wiltshire, SN16 0HN

🏠 Guide Price £1,200,000

Located in a tranquil setting and enjoying magnificent panoramic rural views, a beautifully proportioned detached bungalow set amid gardens and grounds approaching an acre.

- Spacious Detached Bungalow
- Beautifully Proportioned
- In Total 2752 sq ft
- Master Bedroom With En Suite Dressing Room & Shower Room
- Three Further Double Bedrooms + Family Bathroom + Cloakroom
- Magnificent Open Plan Kitchen/Dining Room + Garden Room
- Set Amid Beautifully Tended Gardens Extending To An Acre
- 1/10 Share Of 9 Acres To The Rear Of The Property
- Secluded & Tranquil Setting
- Double Garage, Car Port + Ample Parking

🏠 Freehold

🏠 EPC Rating D



**\*\*IMPRESSIVE DETACHED BUNGALOW\*\*STUNNING OPEN VIEWS\*\*GARDENS AND GROUNDS APPROACHING AN ACRE\*\*RURAL EDGE OF TOWN\*\*DOUBLE GARAGE AND CAR PORT\*\***

A rare opportunity to purchase a magnificent detached bungalow located in one of Malmesbury's most desirable locations backing onto open countryside. The bungalow stands in a private and secluded setting amid established gardens with stunning,uninterrupted far reaching views from the rear. The versatile and beautifully proportioned interior, is arranged over one level and flows around a central hallway with cloakroom and a spacious double aspect sitting room with wood burning stove. Double doors from the sitting room lead into a magnificent open plan kitchen/dining room complimented by a Rangemaster cooker and central island. There is a useful utility room and the rear facing garden room enjoys wonderful views over the rear garden. The master bedroom boasts an en suite dressing room, currently used as a study and an en suite shower room. There are three further generous double bedrooms and a family bathroom. Externally the beautifully tended gardens and grounds extend in all to just under an acre, being laid to lawn and interspersed with an abundance of plants, shrubs, perennials, fruit and specimen trees. A spacious driveway to the front approaches an integral double garage with electronically operated door with an adjacent car port to one side. 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

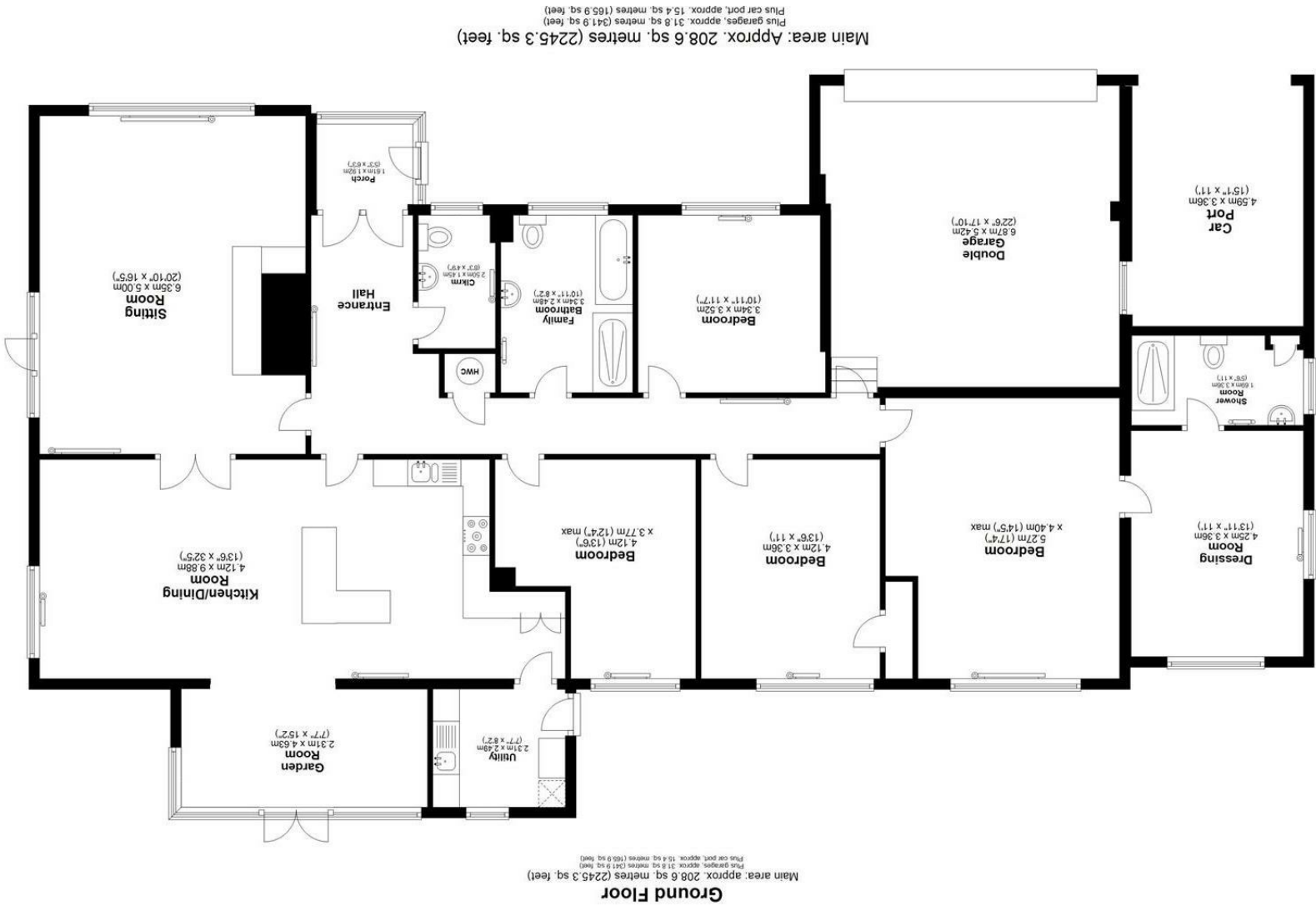
EPC Rating: D

Council Tax Band: F

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.



Main area: approx. 208.6 sq. metres (2245.3 sq. feet)  
Plus car port, approx. 15.4 sq. metres (165.9 sq. feet)  
Plus garages, approx. 31.8 sq. metres (341.9 sq. feet)

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