



📍 15 Minot Close, Malmesbury, Wiltshire, SN16 9JG

🏠 Guide Price £395,000

A well presented four bedroom home, situated in a convenient position for Malmesbury Town with drive through garage and enclosed rear garden.

- Spacious Modern Family Home
- Tastefully Presented
- Open Plan Kitchen/Dining Room
- Impressive Bay Fronted Living Room
- Master Bedroom Suite With Dressing Room & Shower
- Three Further Bedrooms
- Enclosed Rear Garden
- Off Road Parking With Drive Through Garage
- Village Style Setting
- No Through Road

🏡 Freehold

🏠 EPC Rating C



A tastefully presented four bedroom family home with attractive stone elevations offset by double glazed windows. Built by Crest Nicholson Homes, in recent years to a high specification, in a village style setting, convenient for Malmesbury Town and all local amenities. The interior is arranged over two floors comprising an entrance hall with cloakroom, a spacious bay fronted sitting room and an open plan kitchen/dining room with french doors opening onto the rear garden. The first floor boasts a master bedroom suite with dressing room and shower room with two further double bedrooms, a single bedroom and family bathroom. Externally the enclosed rear garden is laid to lawn with an integral open style garage to the side of the property.

SITUATION

The property is conveniently located allowing easy access into the heart of the hilltop town of Malmesbury, which 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, award winning schools, 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 within approximately an hour.

PROPERTY INFORMATION

Tenure: Freehold


EPC Rating: C

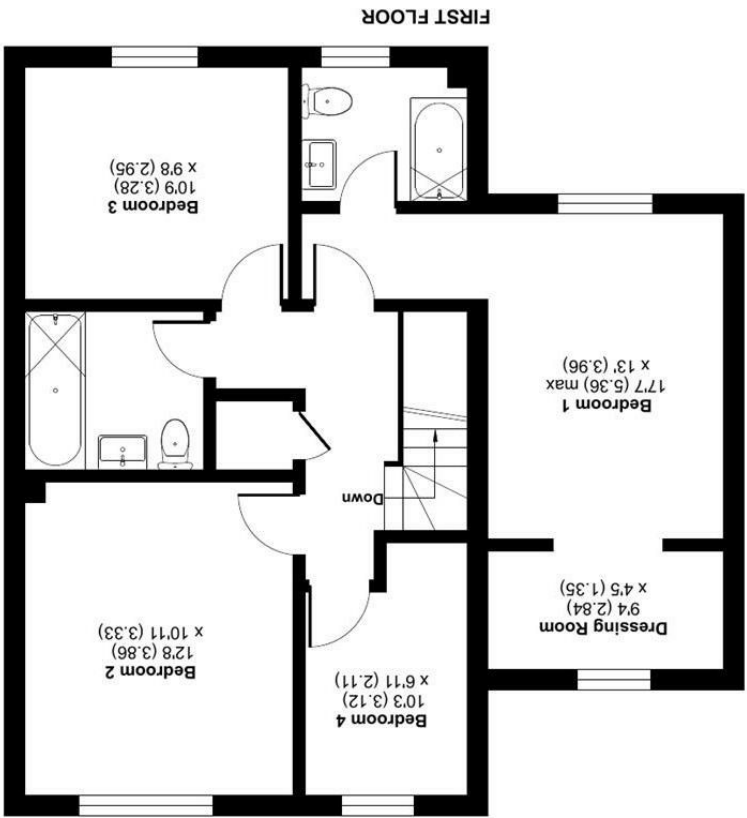
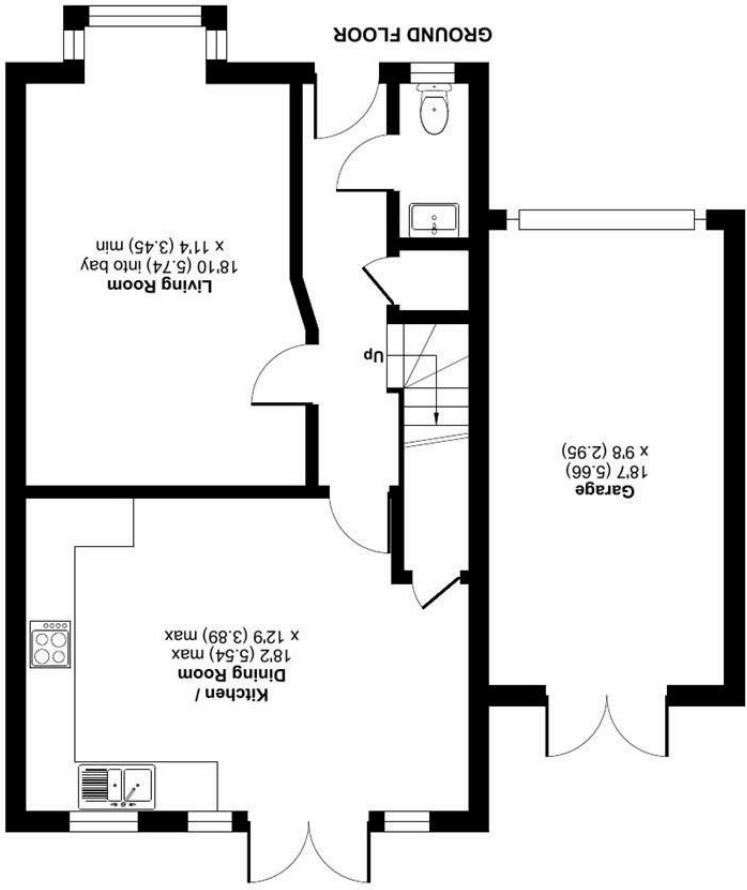
Council Tax Band: D

Mains water, electricity and mains gas heating.



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.


 Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntlhcom 2024.
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Minot Close, SN16

Approximate Area = 1292 sq ft / 120 sq m
 Garage = 180 sq ft / 16.7 sq m
 Total = 1472 sq ft / 136.7 sq m
 For identification only - Not to scale