



📍 27 White Poplars, Malmesbury, Wiltshire, SN16 0FH

🔗 Guide Price £735,000

This magnificent ZERO CARBON 5 bedroom detached home details an open plan kitchen/dining area and family room, complete with feature island and sun lounge providing a full height panoramic view of the garden. Upstairs, both bedrooms 1 and 2 boast ensuite shower rooms.

- Open For TAILOR-MADE Viewings By Apointment
- Amtico Flooring and Carpet Throughout
- Enviabl high specification kitchen with integrated appliances
- Open plan Kitchen/Dining Room Thru to Sun Lounge
- 'A' RATED Energy Efficient Zero Carbon Homes
- Silestone Worktop to Kitchen & Neff Double Oven and Hob
- West Facing Rear Garden +Double Garage and Parking
- Generous Tiling Extent of Porcelanosa Ceramic Wall Tiles to Bathroom and En-suite
- The Principal Bedroom Suite Includes En-suite Shower and Built in Wardrobes
- Air Source Heat Pump, Solar Panels, Underfloor Heating & Electric Car Charger Installed

🏠 Freehold

🏠 EPC Rating A



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White Poplars by Newland Homes, an exclusive collection of family homes available for the open market, in the historic setting of Malmesbury, Wiltshire.

The historic and picturesque Wiltshire town of Malmesbury is home to White Poplars, a stunning new development of 3, 4 and 5 bedroom zero carbon homes and bungalows by Newland Homes. Malmesbury is a carefully hand-picked location aptly named the 'queen of hillside towns', and it is situated on a cliff-flanked hill offering stunning views of the jewel in the crown, a 12th century Malmesbury Abbey, and surrounding countryside. Bordering the Cotswolds and other areas of natural beauty, it enables you to enjoy the best quintessential English rural living alongside the vibrancy of a buzzing market town situated close to the stylish town of Tetbury, and less than an hour from both Bath and Bristol.

The discreet development is situated on Burton Hill, a 10-minute walk from the centre of Malmesbury, and is very much in keeping with the local area itself. Named after the white poplar tree that grows here, the development boasts a considered design which is both contemporary and innovative while also proudly showcasing the best of local features and materials, such as the honey golden coloured stone synonymous with Malmesbury's charming streets and the wider Cotswolds. The development itself boasts its own landscaped entrance whilst homes border open countryside. With the town itself encircled by the beautiful River Avon, you're never far from some of the country's most striking and iconic historic sites or Areas of Natural Beauty.

An epicentre of culture and natural beauty

Malmesbury is home to well-known music, arts and gardens events and festivals. WOMAD is arguably the most well known of these, an international arts festival which is a kaleidoscope of colour and culture. The town is also the perfect base from which to explore some of the south west's finest rural areas. As well as the Cotswolds - itself a fascinating blend of limestone villages and rolling countryside - families can explore Conygre Mead Nature Reserve, Westonbirt Arboretum and the Cotswold Water Park. A few miles from Malmesbury is Kemble, another truly hidden gem, and where you can find - and follow - the source of the River Thames.

Well connected, and served by 'excellent' schools

Well linked by road, with the M4 and M5 motorways nearby, there is also a strong bus service connecting Malmesbury to Chippenham and Swindon. For rail users, Kemble offers direct services to Cheltenham, Swindon and London, which themselves offer connections to the west, Wales and the north. Those requiring international travel are one hour from Bristol airport. All of this can be enjoyed with the added advantage of Malmesbury Church of England Primary School and Malmesbury Secondary School, both rated 'Excellent by Ofsted.



Some of our considerations include...



Hedgehog highways



Solar PV to assist electricity production

THE PAINSWICK

5 bedroom detached

PLOTS 3, 7 & 17

Floor plan key..

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- FF Integrated fridge freezer
- ♻️ Integrated eco bin
- L Larder unit
- O Integrated eye level dual oven and combination microwave
- TD Tumble dryer space
- W Built in wardrobe
- WM Washing machine space
- WO Optional wardrobe – see Sales Consultant
- Denotes reduced ceiling level



First floor:



Predicted Energy Assessment			
ENERGY EFFICIENCY RATING			
A 101			
ENVIRONMENTAL IMPACT (CO ₂)			
A 101			

Further information regarding predicted and energy performance certificates on specification page under 'Zero carbon homes' title, or from our Sales Consultant.

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