



📍 2, Swinford Paddocks Common Road, Malmesbury, Wiltshire, SN16 0HN

🏠 Guide Price £975,000

A beautifully proportioned four bedroom detached family home located in one of Malmesbury's most desirable locations.

- Impressive Detached Family Home
- Beautifully Proportioned 2289 sq ft
- Four Generous Double Bedrooms
- Two En Suite + Family Bathroom
- Three Reception Room
- Kitchen/Breakfast Room + Utility
- Driveway & Double Garage
- Landscaped & Easy To Maintain Gardens
- Secluded Setting
- Rural Edge Of Malmesbury Yet Convenient For The Town

🏡 Freehold

🏠 EPC Rating B



**\*\*BEAUTIFULLY PROPORTIONED\*\*FOUR GENEROUS DOUBLE BEDROOMS\*\*TWO EN SUITE + FAMILY BATHROOM\*\*THREE RECEPTION ROOMS\*\*RURAL EDGE OF TOWN\*\***

2 Swinford Paddocks forms part of this outstanding cul de sac of four beautifully designed detached family homes built in 2008. The most generously proportioned interior flows around a central reception hallway with cloakroom. An impressive bay fronted sitting room features a Jetmaster open fireplace with a dining room and spacious family room/study. A door from the hallway opens into a recently redesigned kitchen/breakfast room complimented by a central island, range of Neff integrated appliances to include a ceramic hob, two ovens, a hot water tap and water softener. There is a walk-in larder and a useful utility room. The first floor boasts a magnificent master bedroom suite and guest bedroom, both rooms benefitting from en suite shower rooms and a range of built-in wardrobes and cupboards. There are two further double bedrooms and a family bathroom. Externally the rear garden has been thoughtfully landscaped to be easy to maintain whilst enjoying a sunny south facing aspect. Bi-folding patio doors from the sitting room open onto a large paved patio which extends to the full width and one side of the property. Central steps rise up to lawn bordered by flower and shrub beds with a variety of young fruit trees, all enclosed by an attractive fenced boundary. A block paved driveway to the front approaches an attached double garage.

#### **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: B

Council Tax Band: G

Mains water, electricity and drainage. There is oil fired central heating, solar panels with Tesla battery storage and an electric car charging point in the garage.



## 2 Swinford Paddocks, Common Road, Malmesbury, SN16

Approximate Area = 2289 sq ft / 212.6 sq m

Garage = 292 sq ft / 27.1 sq m

Total = 2581 sq ft / 239.7 sq m

For identification only - Not to scale

