



📍 Braemore, Filands, Malmesbury, Wiltshire, SN16 9JN

🔗 Guide Price £1,100,000

A magnificent five bedroom detached family home set amid south facing gardens and grounds of 0.3 acre.

- Handsome Detached Family Home
- Exceptional Specification & Presentation
- Magnificent Open Plan Kitchen/Dining/Family Room
- Four Further Bedrooms + En Suite & Family Bathroom
- Impressive Master Bedroom Suite, Dressing Room & Bathroom
- Four Reception Rooms + Utility & Boot Room
- South Facing Gardens + Detached Summer House
- Electronically Operated Gated Driveway
- Two Double Garages + Workshop
- Plot & Gardens Extending To 0.3 Acre

🏡 Freehold

🏠 EPC Rating D



****HANDSOME DETACHED FAMILY HOME**IMPRESSIVE SPECIFICATION**FIVE BEDROOMS**FOUR RECEPTION ROOMS**GARDEN & GROUNDS OF 0.3 ACRE**GATED DRIVEWAY + TWO DOUBLE GARAGES****

Braemore is a handsome detached home set amid landscaped gardens and grounds approaching 1/3 acre. Thoughtfully extended and modernised to an exceptional specification by the current owners in recent years to include the creation of a magnificent open plan kitchen/dining/family room.

The beautifully proportioned accommodation flows around a central reception hallway with a cloakroom, lobby, boot room and utility room. A door from the hallway opens into a beautifully appointed open plan kitchen/dining room complimented by a range of integrated appliances, a central island and Quartz work surfaces. There are three further reception rooms which include a triple aspect sitting room with feature stone fireplace, a family room and cinema room.

The first floor boasts a stunning master bedroom suite with an en suite dressing room and a luxurious bathroom. There is a further double bedroom with en suite shower room, three further bedrooms and a beautifully appointed family bathroom.

Two sets of French doors in the family room open onto a large south patio which extends to the full width of the property. The rear garden is predominantly laid to lawn with a delightful detached, timber garden room which could be converted to a be utilised as an office. The owners have also created a wonderful, enclosed childrens play area.

Electronically operated double gates to the front open onto a large gravel driveway approaching an integral double garage, detached double garage and separate workshop.

SITUATION

Located on the northern edge of this historic town and within a short distance of country walks and the picturesque River Avon. Malmesbury is reputed to be the oldest borough in the country dating back to the 11th Century. This thriving pretty town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops, including a Waitrose, award winning schools, and leisure facilities. Early tributaries of The River Avon pass around the town with pretty walks and the countryside close at hand. There are public transport services and good road access to the larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 junction 17 is only five miles south. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately 1 hour.

PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: D

Council Tax Band: E

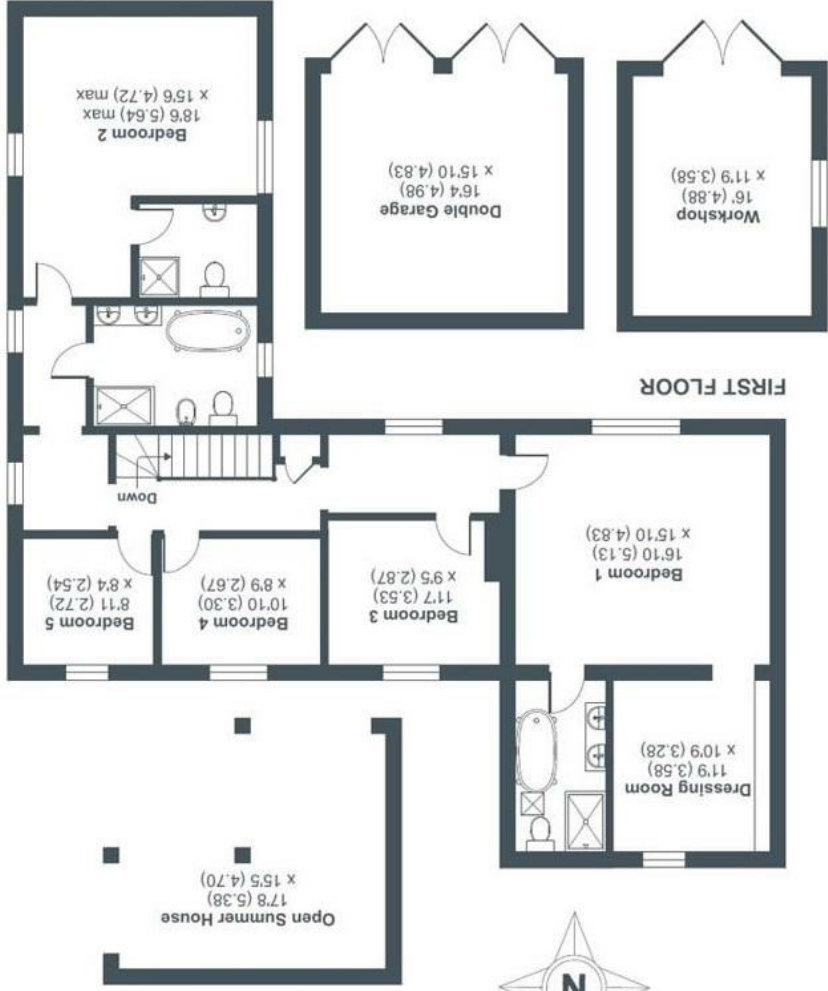
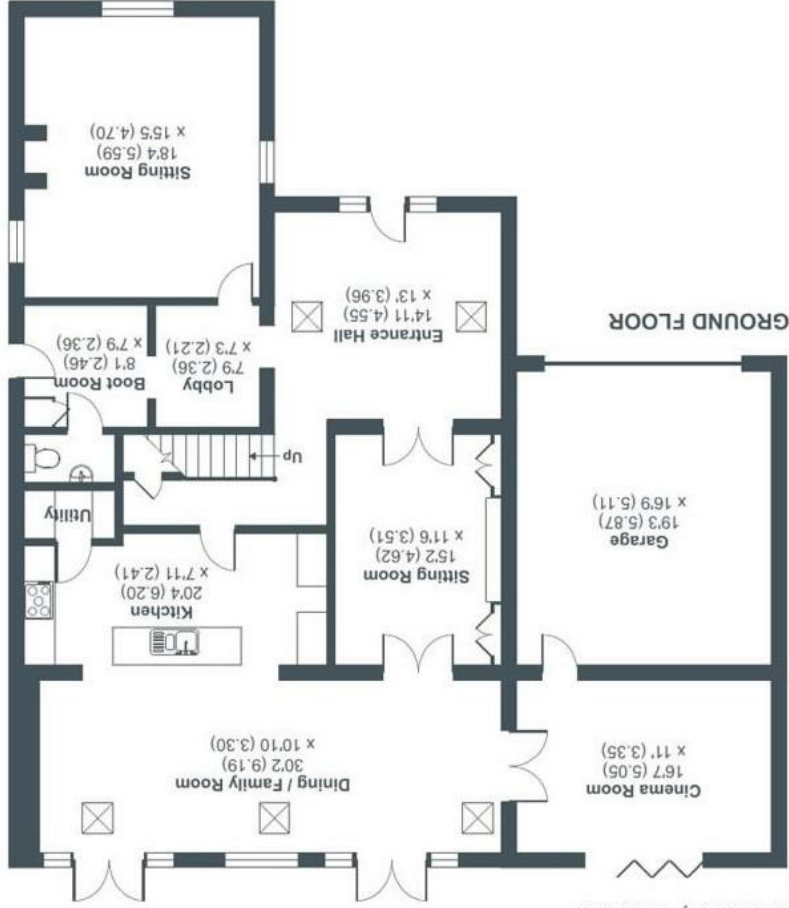
Mains water, gas and electricity.



Braemore Filands, SN16

Approximate Area = 3098 sq ft / 287.8 sq m
 Garage(s) = 583 sq ft / 54.2 sq m
 Outbuildings = 460 sq ft / 42.7 sq m
 Total = 4141 sq ft / 384.7 sq m

For identification only - Not to scale



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.