



📍 35 White Lion Park, Malmesbury, Wiltshire, SN16 0QW

🏠 Guide Price £450,000

An immaculately presented four bedroom semi detached family home thoughtfully extended to provide beautifully proportioned accommodation.

- Spacious Family Home
- Thoughtfully Extended
- Tastefully Presented Throughout
- Magnificent Open Plan Kitchen/Dining Room
- Ground Floor Bedroom + En Suite Wet Room
- Four Bedrooms, En Suite + Family Bathroom
- Landscaped South Facing Gardens
- Large Bespoke Hand Made Shed With Power
- Ample Parking On Driveway
- Popular Cul De Sac Convenient For Town

🏡 Freehold

🏠 EPC Rating D



An internal viewing is strongly recommended to appreciate this thoughtfully extended four bedroom semi-detached family home, conveniently located in a quiet cul de sac setting, allowing easy access to all local amenities. The tastefully presented accommodation is arranged over two floors comprising an entrance hallway with cloakroom and a bright and spacious sitting room with French doors and windows opening to the rear garden. A door from the hallway leads into an impressive open plan kitchen/dining room fitted with a comprehensive range of wall and base units. The current owners have created a ground-floor bedroom with an en suite wet room to accommodate an elderly relative, however this room could easily be utilised as a study or playroom. The first floor boasts three generous double bedrooms, the main bedroom benefitting from an en suite shower room. There is a further single bedroom and a beautifully appointed family bathroom with an over bath shower. Externally a large paved patio extends the full width opening to a raised, lawned garden enclosed by an attractive fenced boundary. The garden enjoys a sunny south facing aspect with a large, bespoke handmade 16'2 x 9'5 shed with power and light. A driveway to the front provides ample parking for several cars.

SITUATION

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. The old and new blend perfectly in Malmesbury, narrow medieval streets, ancient monuments and historic gems are complimented by modern shopping and quaint boutiques. This thriving pretty market town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops and amenities, a Waitrose, award winning schools and leisure facilities. 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 and Kemble link with London.

PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: D

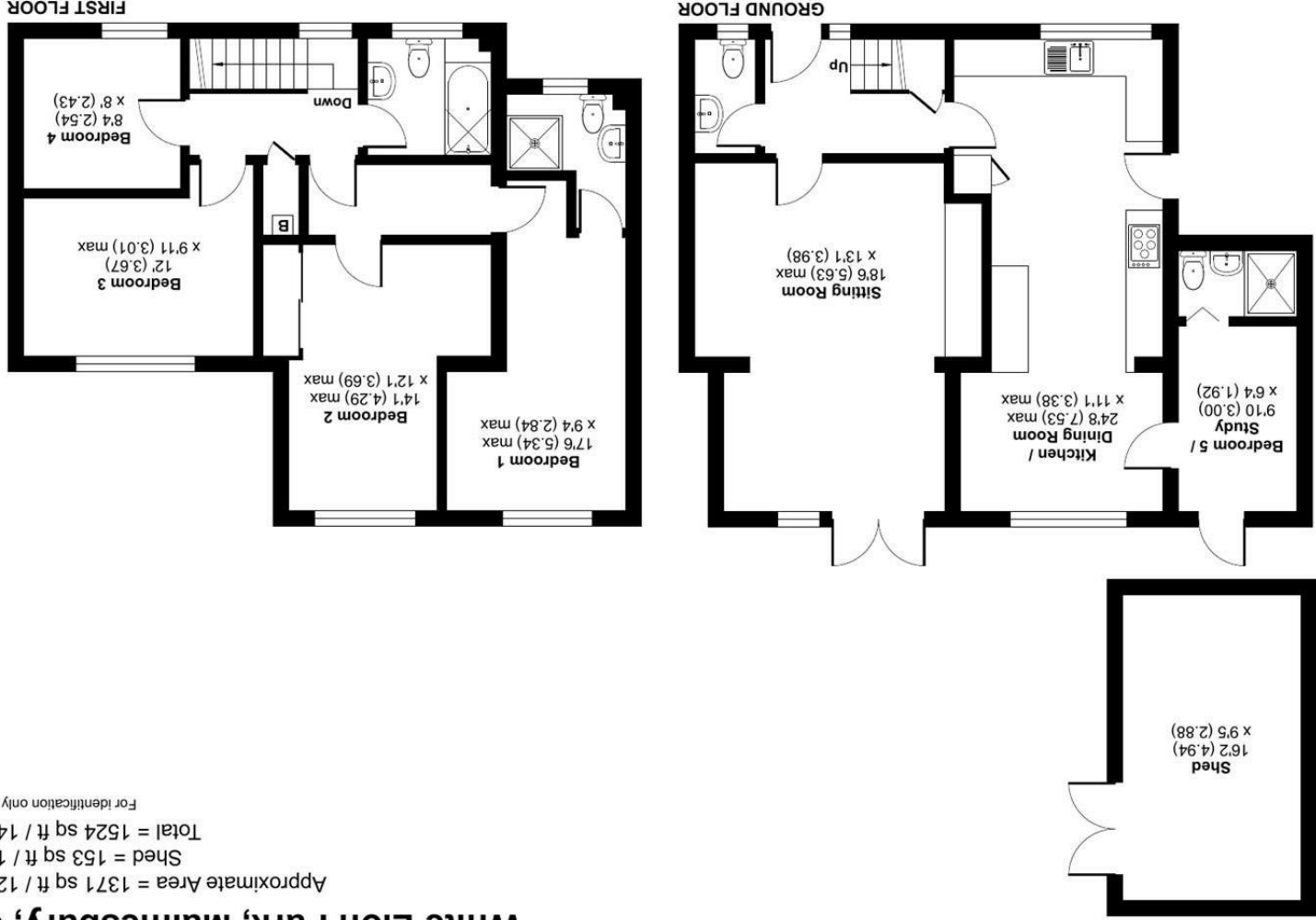
Council Tax Band: C

Mains gas, water and electricity.



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Approximate Area = 1371 sq ft / 127.4 sq m
Shed = 153 sq ft / 14.2 sq m
Total = 1524 sq ft / 141.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nichecomm 2025.
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