





📍 116 Avenue De Gien, Malmesbury, Wiltshire, SN16 9GY

🏠 Guide Price £465,000

A beautifully presented three bedroom home, enhanced by the current owners to a stunning specification.

- Modern Detached Family Home
- Beautifully Presented Throughout
- Enhanced and Upgraded To A Far Superior Specification.
- Three Double Bedrooms
- En Suite & Family Bathroom
- Charming Sitting Room With Wood Burner
- Kitchen with Appliances
- Landscaped Rear Garden
- Garage & Parking Space With Rear Access to Garden
- Delightful Position On Favoured Close

🏡 Freehold

🏠 EPC Rating C





An attractive detached family home located in delightful position on this favoured close with open lawn to the front. The owners have enhanced and upgraded the interior to a far superior specification and it is only by an internal viewing can this be truly appreciated. The interior, which is beautifully presented throughout, is arranged over two floors comprising a hallway with cloakroom, a bright and spacious double aspect sitting room with wood burning stove and a separate dining room. A door from the hallway opens into a fitted kitchen complemented by a built-in oven and hob and breakfast bar. The first floor boasts a spacious landing, a master bedroom with en suite shower room, two further double bedrooms and a family bathroom with shower cubicle. French doors from the kitchen and sitting room open onto a timber decked patio that extends to the full width of the property. The rear garden is laid to lawn and bordered by attractive shrub beds and enclosed by a fenced boundary. There is direct access from the garden into the garage, a gate leading to an allocated parking space and latched gates to both sides of the property.

#### **SITUATION**

Located in delightful position on this favoured close with open lawn to the front, 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: C

Council Tax Band D

Mains Electric, Gas, Water & Drainage



## Avenue De Gien, Malmesbury, SN16

Approximate Area = 1078 sq ft / 100.1 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 1254 sq ft / 116.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1279612

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