





📍 3 Chubb Close, Tetbury Hill, Malmesbury, Wiltshire, SN16 9JW

🏠 Guide Price £1,250,000

An impressive five bedroom detached family home located in a stunning setting amid gardens and grounds of an acre.

- Impressive Detached Family Home
- Stunning Gardens Of An Acre
- Beautifully Proportioned
- Rarely Available & Sought After Location
- Five Generous Bedrooms + Two En Suite
- Four Principal Reception Rooms
- Spacious Kitchen/Breakfast Room + Utility
- Large Double Garage & Driveway
- A Gardener's Paradise
- Secluded & Picturesque Setting In Small Private Cul de Sac

🏡 Freehold

🏠 EPC Rating C





A unique opportunity to purchase a beautifully proportioned five bedroom detached family home located in one of Malmesbury's most desirable locations, in a private and secluded cul de sac. This impressive property stands amid stunning south west facing gardens and grounds of an acre.

The immaculately presented interior is arranged over two floors comprising a reception hallway with cloakroom, a bay fronted dining room, spacious sitting room and study. A door from the hallway open into a thoughtfully designed kitchen/breakfast room fitted with a comprehensive range of wall and base units, complemented by a range of integrated appliances and granite work surfaces. There is a useful utility room and delightful garden room. Patio doors from the breakfast room and sitting room open into an impressive conservatory that enjoys uninterrupted views over the rear garden. The first floor boasts a master bedroom with en suite bathroom and a guest bedroom with en suite shower room. There are three further generous bedrooms and a shower room.

Externally the gardens and grounds extend to an acre, are a gardener's paradise and wrap around three sides of the house from east to west, ensuring day-long sunshine. This stunning garden is a harmonious blend of vibrant plants, colourful flowers and well-designed places that create a sense of peace and tranquillity. A large Indian Sandstone patio extends to the full width of the property with steps leading down to a predominantly lawned garden bordered by an abundant mix of large shrubs, roses and a variety of specimen trees to include an Alder, Mulberry and striking Scottish Pines. There several bespoke outbuildings that include a large 20' x 12' garden shed/workshop and chapel styled roundhouse. A block paved driveway to the front approaches an integral double garage and workshop with ample parking and turning space.

**SITUATION**

Located in private cul de sac of four other detached properties, in a private yet convenient situation for Malmesbury Town and the picturesque walkways alongside the River Avon. 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: C

Council Tax Band: G

Mains water, drainage, electricity and gas fired central heating.





# Chubb Close, Tetbury Hill, Malmesbury, SN16

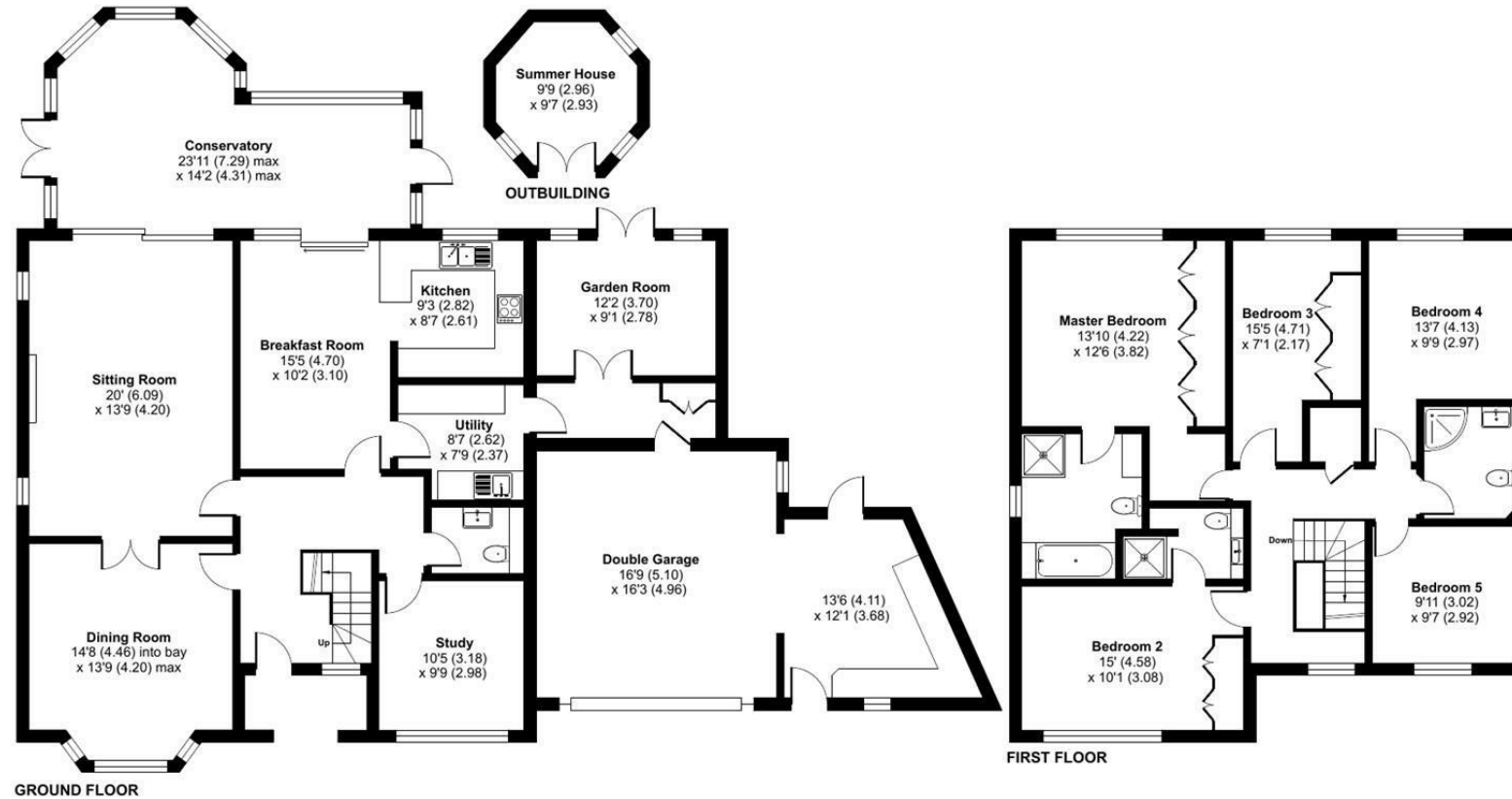
Approximate Area = 2553 sq ft / 237.1 sq m

Garage = 408 sq ft / 37.9 sq m

Outbuilding = 78 sq ft / 7.2 sq m

Total = 3039 sq ft / 282.2 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). © nitchcom 2025. Produced for Strakers. REF: 1273001

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