





📍 1, Thornhill Mews Common Road, Malmesbury, SN16 0HN

🏠 Guide Price £750,000

A magnificent four bedroom detached family home located in a most desirable setting amid beautifully landscaped gardens.

- Magnificent Detached Family Home
- Beautifully Presented
- Exceptional Specification
- Four Double Bedrooms
- Two En Suite + Family Bathroom
- Magnificent Redesigned Kitchen & Utility
- Two Impressive Reception Rooms
- Detached Double Garage + Charging Point
- Large Landscaped Rear Garden With Lighting
- Rural Edge Of Malmesbury Yet Convenient For The Town

🏡 Freehold

🏠 EPC Rating B





**\*\*BEAUTIFULLY APPOINTED\*\*FOUR BEDROOMS\*\*TWO EN SUITE PLUS FAMILY BATHROOM\*\*STUNNING LANDSCAPED GARDENS\*\***

An internal viewing is strongly recommended to appreciate this beautifully presented four bedroom detached family home, located in a delightful setting on the rural edge of Malmesbury. The current owners have undertaken a number of significant improvements and alterations in recent years to an exceptional specification to include the creation of a magnificent open plan kitchen/breakfast room, spacious dining room and redesigned and beautifully landscaped rear garden. The ground floor flows around a central hallway with a cloakroom, a bright and spacious double aspect sitting room with feature fireplace housing a wood burning stove and an impressive dining room. The recently redesigned triple aspect kitchen/breakfast room is a particular feature being fitted with a range of Crown wall and base units, Neff integrated appliances and a useful utility room with a fridge and freezer. The first floor boasts an impressive master bedroom with en suite shower room, a guest bedroom with en suite shower room, two further generous double bedrooms and a family bathroom. Externally the south east facing rear garden has been professionally landscaped with natural flagstone stone paving extending to the full width of the property. A gently rising pathway to the side rises up to lawn bordered by a variety of planted borders set in timber sleeper beds. To the rear of the garden is a large terrace with an attractive pergola which enjoys a high degree of privacy, a beautiful spot to enjoy the evening sunshine. A block paved driveway to the front approaches a detached double garage with an electronically operated door and car charging point.

**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. 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 and amenities, 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 15 minutes.

**PROPERTY INFORMATION**

Tenure: Freehold

EPC Rating: B

Council Tax Band: F

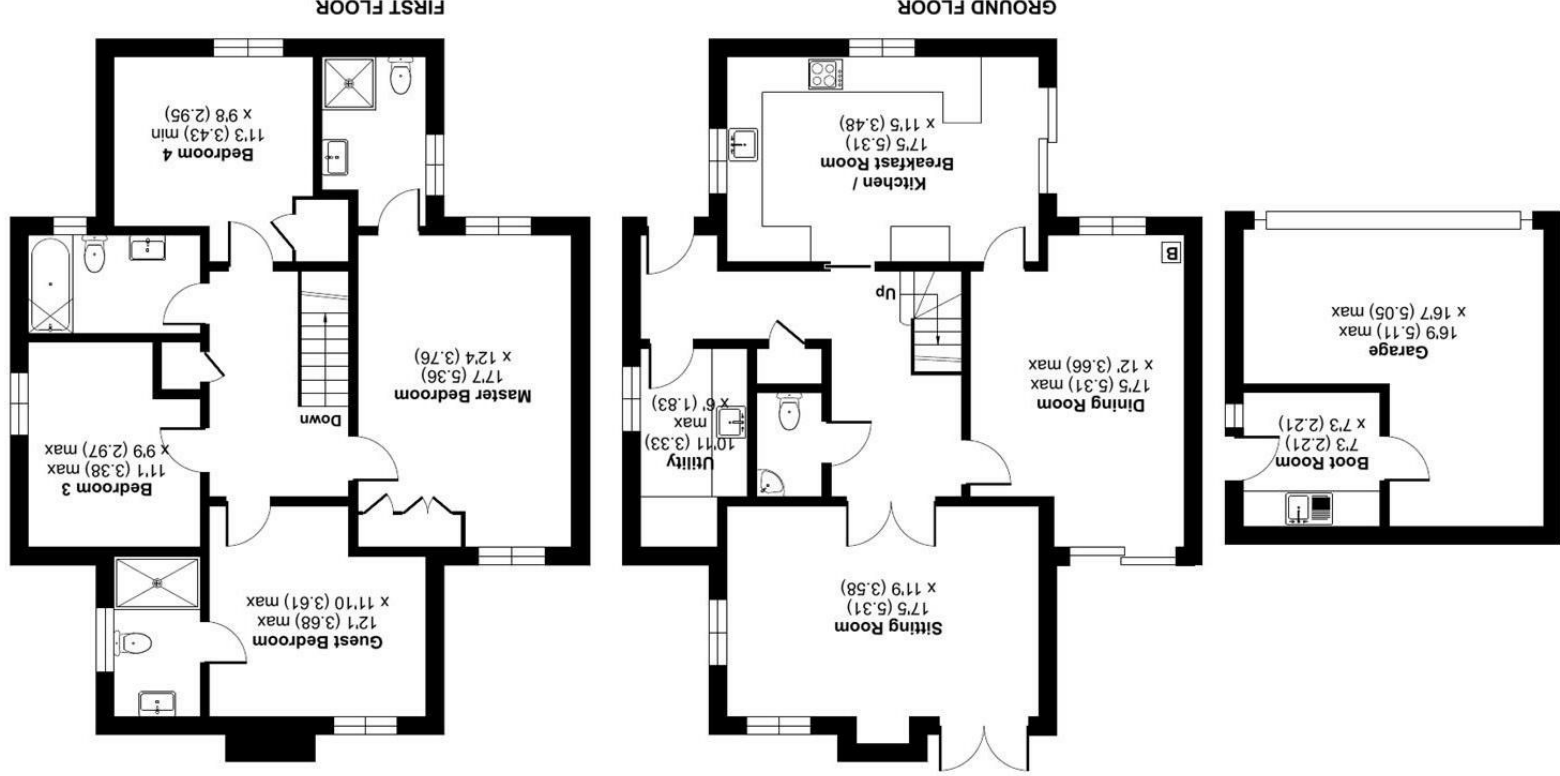
Mains water, gas and drainage, solar panels with the benefit of battery storage.





# 1 Thornhill Mews, Malmesbury, SN16 0GX

Approximate Area = 1760 sq ft / 163.5 sq m  
Garage = 281 sq ft / 26.1 sq m  
Total = 2041 sq ft / 189.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Strakers. REF: 1163936

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