



📍 3 St. Johns Way, Charlton, Wiltshire, SN16 9EB

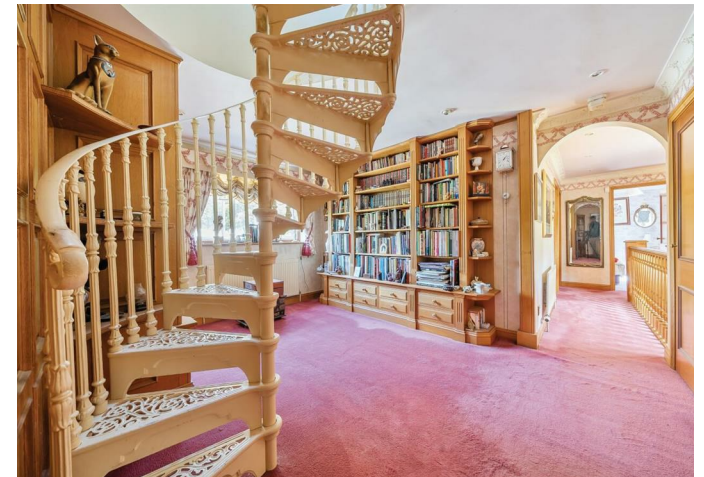
🏠 Guide Price £1,100,000

Located in the heart of this desirable village a magnificent five/six bedroom detached family home standing in stunning grounds of 0.5 acre.

- Substantial Family Home
- Secluded & Picturesque Setting
- Stunning Gardens Of 1/2 Acre
- Beautifully Proportioned Interior Over Three Floors
- Five/Six Bedrooms + En Suite & Two Shower Rooms
- Four Reception Rooms + Conservatory
- Kitchen/Breakfast Room & Utility
- Range Of Useful Outbuildings
- Integral Double Garage
- Desirable Village with Pub

🏡 Freehold

🏠 EPC Rating E



Located in a quiet rural lane in this desirable village, a substantial five/six bedroom detached family home standing on a bold plot with an impressive frontage, amid stunning gardens of 0.5 acre. This magnificent home has been owned by the same family for a number of years and would benefit from some internal modernisation. The generously proportioned accommodation is arranged over three floors, offers spacious and versatile accommodation, comprising a reception hallway with cloakroom, an impressive drawing room and a dining room opening to a bespoke conservatory. A door from the hallway opens into a kitchen/breakfast room with a useful utility room and cloakroom. The first floor boasts a master bedroom with en suite bathroom with three further bedrooms and two shower rooms. A spiral staircase from the first floor landing rises up to the second floor with a further bedroom, office and family room. Externally the large gardens are a particular feature, extending to the front and rear of the property being predominantly laid to lawn and screened by an abundance of established specimen trees that provide a high degree of privacy. To the rear a paved patio extends to the full width of the property opening to a lawned garden with a large feature ornamental pond with stone columns and a number of useful outbuildings. A driveway to the front approaches an integral double garage with ample parking and turning space.

SITUATION

Charlton is a quiet, small and desirable village with an excellent public house/restaurant, situated approximately two miles from the historic market town of Malmesbury, which is reputed to be the oldest borough in the country dating back to the 11th Century. This rural community is a delightful mix of village houses, ancient farms and beautiful open countryside. 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. 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: E

Council Tax Band: F

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



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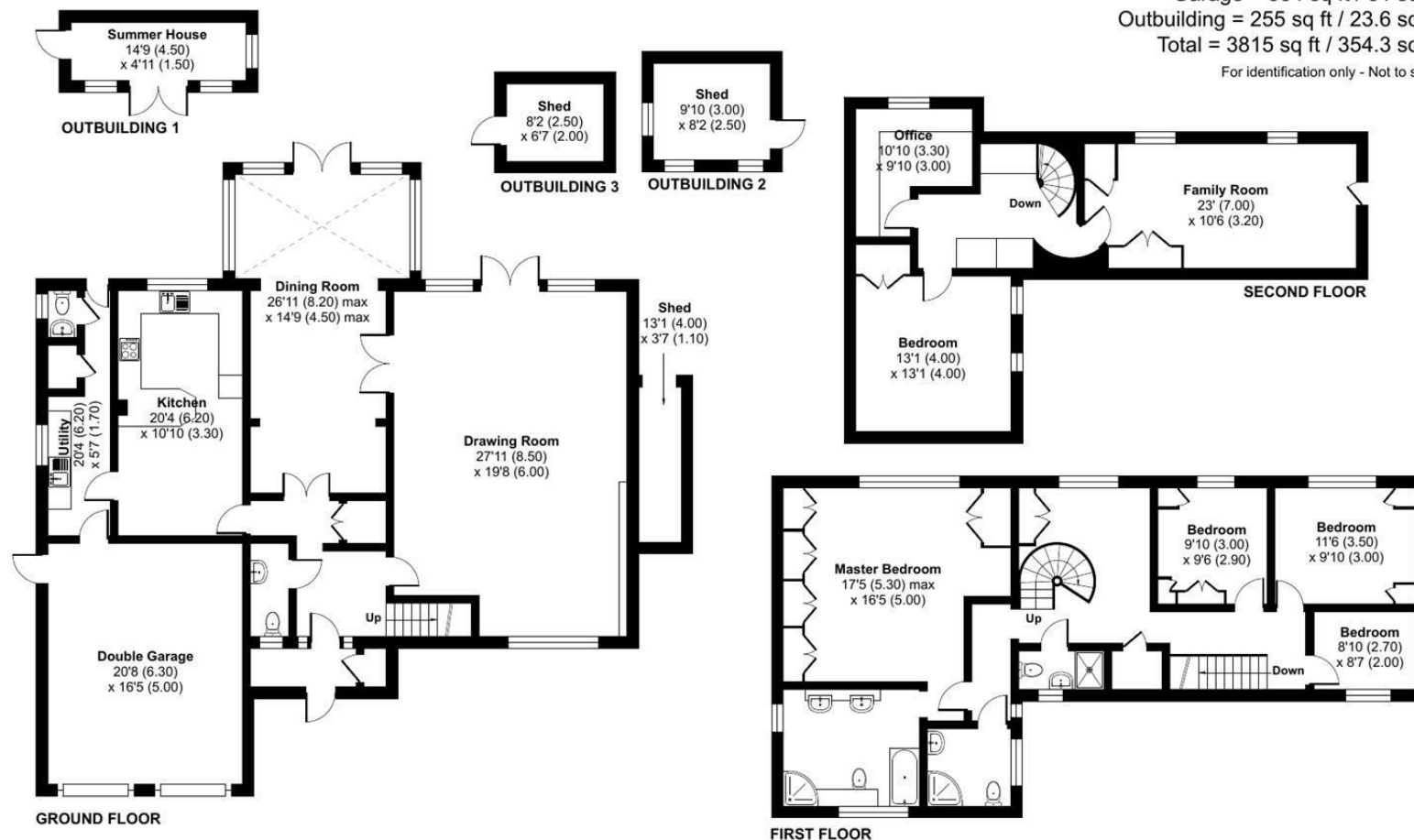
Approximate Area = 3226 sq ft / 299.7 sq m

Garage = 334 sq ft / 31 sq m

Outbuilding = 255 sq ft / 23.6 sq m

Total = 3815 sq ft / 354.3 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). © nitchecom 2025. Produced for Strakers. REF: 1295438

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