





📍 The Croft Arches Lane, Malmesbury, Wiltshire, SN16 0EJ

🏠 Guide Price £485,000

An individual detached bungalow located in a convenient and secluded setting, allowing easy access to all local amenities.

- Detached Bungalow
- Conveniently Located For All Local Amentities
- Interior Arranged Over One Level
- Two Double Bedrooms
- En Suite Shower Room + En Suite Bathroom
- Impressive Sitting Room With Vaulted Ceiling
- Kitchen/Dining Room & Utility Room
- Easy To Maintain Courtyard Garden
- Garage & Parking Space
- No Onward Chain

🏡 Freehold

🏠 EPC Rating D





**\*\*DETACHED BUNGALOW\*\*CONVENIENT LOCATION FOR TOWN\*\*TWO DOUBLE BEDROOMS\*\*COURTYARD GARDEN\*\*GARAGE & DRIVEWAY\*\***

A rare opportunity to purchase an individually designed two bedroom detached bungalow located in convenient setting, allowing easy access to all local amenities including Malmesbury Primary Care Centre and Waitrose. The interior is arranged over one level comprising a hallway with cloakroom, an impressive sitting room and spacious kitchen/dining room, both rooms featuring vaulted ceilings, a useful utility room and delightful conservatory. A door from the sitting room opens into an inner hallway leading to the main bedroom with an en suite bathroom and a further double bedroom with en suite shower room. Externally the easy to maintain courtyard garden lies to the front of the property and is screened by a variety of established trees and shrubs, all enclosed by an attractive walled boundary. A driveway to the side approaches an integral single garage.

**SITUATION**

Located only a short walk from the town centre and the footpaths and countryside beside the River Avon. Malmesbury is reputed to be the oldest borough in the country dating back to the 11th Century. The old and new blend perfectly in Malmesbury, narrow medieval streets, ancient monuments and historic gems are complemented by modern shopping, including a Waitrose 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, services, schools and leisure facilities available. 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: D

Council Tax Band : E

Mains water, gas and electricity





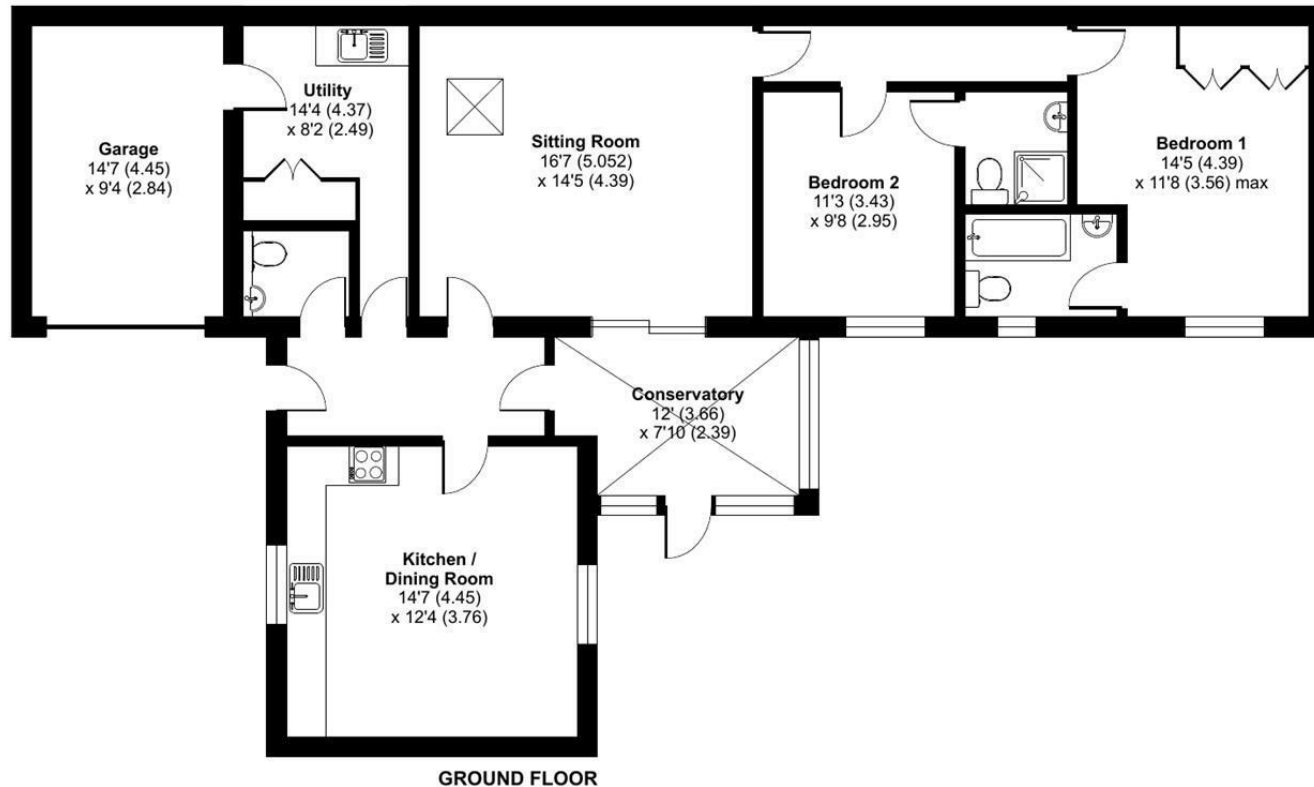
## The Croft, Arches Lane, Malmesbury, SN16

Approximate Area = 1198 sq ft / 111.2 sq m

Garage = 141 sq ft / 13.1 sq m

Total = 1339 sq ft / 124.3 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). © nitchcom 2024. Produced for Strakers. REF: 1204640

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