



📍 30 Hanks Close, Malmesbury, Wiltshire, SN16 9UA

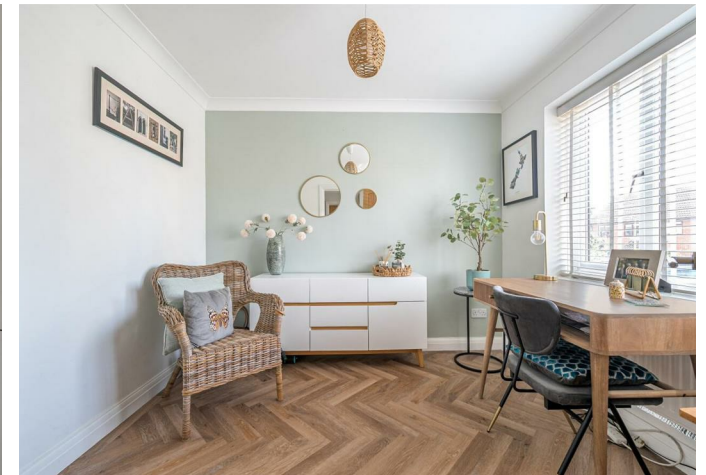
🏠 Guide Price £600,000

A stunning three/four bedroom detached family home, thoughtfully extended and enhanced to provide beautifully proportioned accommodation.

- Stunning Detached Family Home
- Thoughtfully Extended
- Beautifully Presented Throughout
- Three/Four Bedrooms
- En Suite + Bathroom & Shower Room
- Magnificent Open Plan Living Space
- Redesigned Kitchen With Range Of Integrated Appliances
- Landscaped Rear Garden
- Driveway & Double Garage
- Desirable Cul de Sac

🏡 Freehold

🏠 EPC Rating C



An internal viewing is strongly recommended to appreciate this beautifully presented three/four bedroom detached family home, located in a delightful cul-de-sac setting, convenient for all local amenities. Thoughtfully extended in recent years, the current owners have implemented a number of tasteful enhancements that include a re-fitted kitchen and bathroom and a full scheme of professional decoration throughout. Internally, the design led high specification fittings provide all the luxury of a beautiful modern home with accommodation incorporating well-proportioned light-filled rooms, extending in all to 1509 sq ft. The versatile and well proportioned interior flows around a central hallway, a sitting room featuring oak sliding doors opening to a magnificent dining/family room with atrium and bi-folding doors which open into the rear garden.

The kitchen/breakfast room is fitted with a comprehensive range of built-in cupboards, complimented by Quartz worktops and integrated appliances that include two Neff ovens, a fridge/freezer, Quooker boiler tap and dishwasher, all indicate attention to detail and quality of build. A door from the kitchen opens into a useful study.

There are three generous double bedrooms on the first floor, the master benefitting from an en suite shower room, and a further spacious family shower room. The current owners have created a beautiful family bathroom featuring a freestanding bath however this room could easily be re-instated to be used as a fourth bedroom.

Externally a decked patio extends to the rear and side of the family room opening to a astroturf lawn bordered by an attractive fenced and hedged boundary. A Cotswold resin patio and pergola to the side provides wonderful outdoor entertaining space, all screened by a walled boundary providing a high degree of privacy.

A block paved driveway to the front approaches an attached double, tandem garage with useful loft storage space.

SITUATION

The property stands in a delightful cul de sac setting allowing easy access to the town and all local amenities. 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. London is approximately an hour away by car or train.

PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: D

Council Tax Band : D

Mains water, gas and electricity



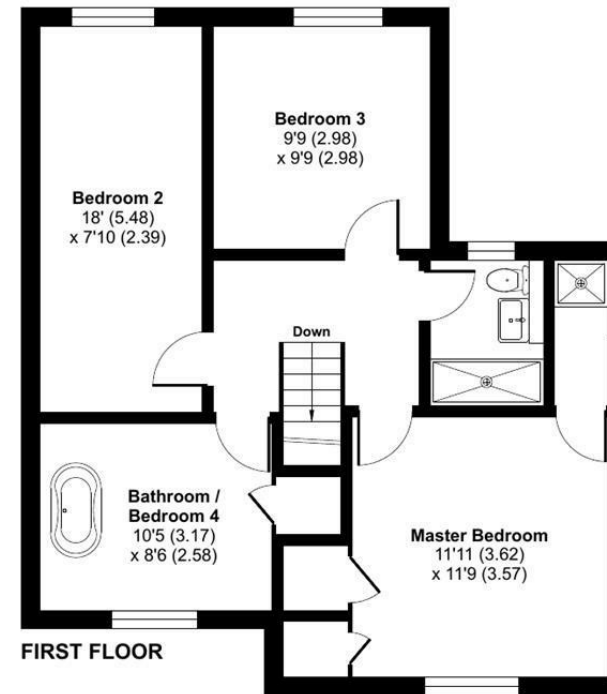
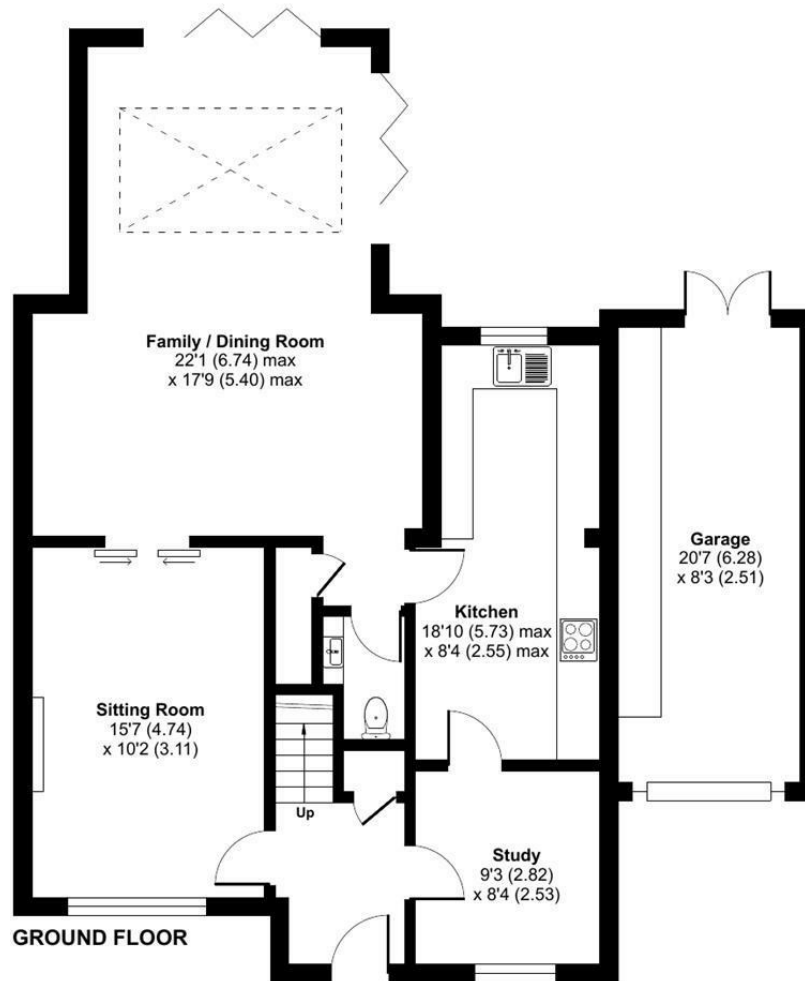
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Approximate Area = 1509 sq ft / 140.1 sq m

Garage = 170 sq ft / 15.7 sq m

Total = 1679 sq ft / 155.8 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: 1335517

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