



📍 19 Elmer Close, Malmesbury, Wiltshire, SN16 9UE

🏠 Guide Price £335,000

A thoughtfully extended two/three bedroom family home with south facing garden.

- Semi Detached Family Home
- Thoughtfully Extended
- Two/Three Bedrooms
- Sitting Room + Dining Room
- Open Plan Kitchen/Breakfast Room
- South Facing Garden
- Off Road Parking
- Cul de Sac Setting

🏡 Freehold

🏠 EPC Rating C



A spacious two/three bedroom semi detached family home located in a sought after cul de sac position, convenient for Malmesbury Town. The property has been thoughtfully extended to the ground and first floors providing additional and versatile accommodation. The ground floor comprises a spacious 16'2 x 13'3 sitting room, a dining room with a french door opening to the rear garden and an open plan kitchen/breakfast room with range cooker. There are three bedrooms and a bathroom on the first floor. Please note bedroom two is accessed through bedroom three. Externally the rear garden enjoys a south facing aspect and has been landscaped with a large paved flagstone patio and feature pond. The garden is enclosed by a fenced boundary with access to the driveway and front garden via a latched gate.

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

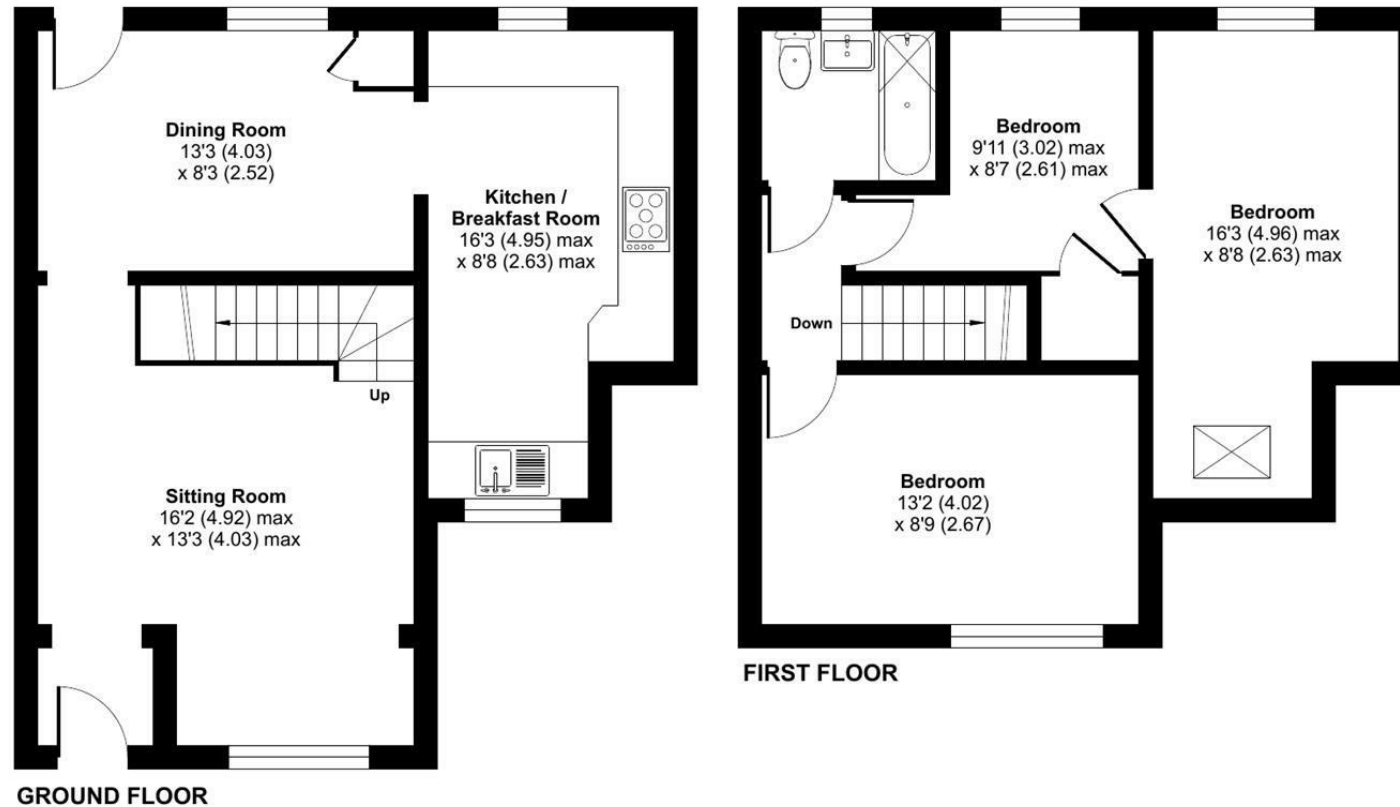
Mains water, gas and electricity



Elmer Close, Malmesbury, SN16

Approximate Area = 878 sq ft / 81.5 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). © nichecom 2025. Produced for Strakers. REF: 1369138

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