





📍 10 The Knoll, Malmesbury, Wiltshire, SN16 9LJ

🏠 Guide Price £415,000

An attractive cottage style, three bedroom home located on the rural edge of the town with stunning far reaching views from the rear over open countryside.

- Attractive Cottage Style Home
- Picturesque Setting With Stunning Views
- Three Bedrooms
- Open Plan Sitting/Dining Room
- Kitchen With Appliances
- Good Sized Rear Garden
- Desirable Cul De Sac
- Access To Rural Walkways
- Garage & Parking
- Convenient For Easy Stroll Into Town

🏠 Freehold

🏠 EPC Rating C





10 The Knoll forms part of this outstanding and exclusive development situated on the rural edge of Malmesbury, in an idyllic location convenient for the town. Beautifully designed and traditionally built to the highest specification by Chase Homes Ltd in 2004, this attractive three bedroom cottage style home enjoys stunning countryside views towards the town. The tastefully presented interior is arranged over two floors comprising a hallway with cloakroom, an open plan sitting/dining room with French doors opening into the rear garden and fitted kitchen with a range of integrated appliances. There are two double bedrooms, one with large built-in wardrobes, a single bedroom/study and a bathroom with over bath shower on the first floor. A paved patio extends to the full width of the property opening to a good sized, lawned garden enclosed by an attractive fenced and hedged boundary. At the end of the garden a timber decked patio provides a delightful spot to sit and enjoy the morning, afternoon and evening sun with a gate opening onto the rural footpaths. A single garage with power and light is located to the side of the property with parking in front.

#### **SITUATION**

Located on the rural edge of this historic town in a picturesque setting, within a short distance of country walks alongside the picturesque River Avon and just a short stroll into the heart of the town. The old and new blend perfectly in Malmesbury, narrow medieval streets, ancient monuments and historic gems are complemented by modern shopping 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, 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: C

Council Tax Band: D

Mains water, drainage, gas fired central heating.





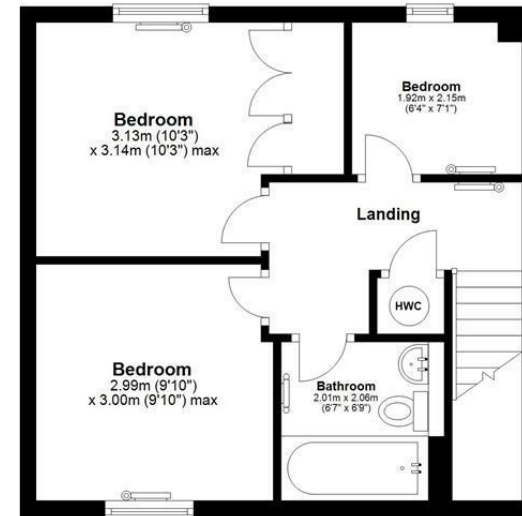
## Ground Floor

Main area: approx. 41.5 sq. metres (446.9 sq. feet)  
Plus garages, approx. 13.9 sq. metres (149.7 sq. feet)



## First Floor

Approx. 37.7 sq. metres (405.9 sq. feet)



Main area: Approx. 79.2 sq. metres (852.8 sq. feet)

Plus garages, approx. 13.9 sq. metres (149.7 sq. feet)

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.