



hunter
french

Foxleigh, Stonehill, Charlton, Malmesbury, SN16 9DX

This charming four bedroom detached property is situated in a rural location near the village of Charlton. It benefits from wonderful gardens and views across the countryside.

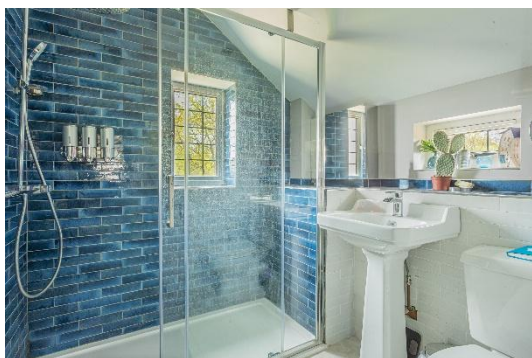
Foxleigh is full of charm and character with the original beams and flagstone flooring. It has been extended over the years to create a fantastic family home. The accommodation is well proportioned reaching 1498 sq ft and the current owners have planning permission to extend further if desired.

The property is entered into the hallway which has a picture windows looking over the garden with access to the sitting room, kitchen, study, further reception room and cloakroom. The kitchen/dining room is located at the rear of the property and is a fantastic open plan, social space. The farmhouse style kitchen is to the far side of this room with a range of cream base and wall units. Integrated appliances include a fridge/freezer, hob and double oven and there is plumbing for a dishwasher. Steps lead down to the dining area with plenty of space for a table and chairs and a door leading out to the garden. A useful pantry/utility room is to the other side of this room which is great storage and has space for a further fridge/freezer and plumbing for a washing machine. Leading on from the kitchen, is the garden room which is currently used a study/seating area. This room is filled with natural from the Velux windows in the vaulted ceiling and the floor to ceiling windows across the front of this room overlooking the garden. There is a door providing access to the garden. The sitting room is a generous size with a feature stone fireplace, slate hearth and a wood burner to one end of the room. There is plenty of space for furniture within this room. To the far side of the sitting room is another versatile room, currently used as an office but could be a snug or playroom. To the front of the home is a second reception room overlooking the front garden which could also be used as a fourth bedroom if required. A useful cloakroom completes the downstairs accommodation.

Stairs rise to the first floor with doors leading to all three bedrooms and the family bathroom. The main bedroom benefits from built in wardrobes and a generous sized contemporary en-suite shower room finished in a neutral tile. The further two bedrooms are of a double size and the family bathroom comprises a large walk-in shower, toilet and wash basin. This is partly tiled and again has a contemporary feel.

Externally the garden wraps around the whole of the property. A large patio area is directly outside the property with a variety of seating areas and space for a hot tub. Steps lead down to the well-maintained lawn which has been planted with mature shrubs and cottage garden plants. The garden is enclosed by fencing and hedging and far-reaching views stretch across the countryside beyond. There is a gravelled driveway with parking for multiple cars and a useful storage shed.





We understand the property has oil central heating. Drainage is via a septic tank.
Council tax band F (Wiltshire Council)

EPC – E (46)

Charlton is an attractive village in North Wiltshire, just 2.5 miles east of the market town of Malmesbury which has an excellent range of shops, cafes and restaurants. Charlton has a well-attended Parish Church and a renowned village pub, The Horse & Groom Inn. There is an excellent choice of both state and private, secondary and primary schools in Malmesbury and the surrounding area. Communication links are very good with the M4 junction 17 some 8 miles away and Kemble Station (approx. 7 miles) has regular services to London Paddington.



Guide Price £798,500



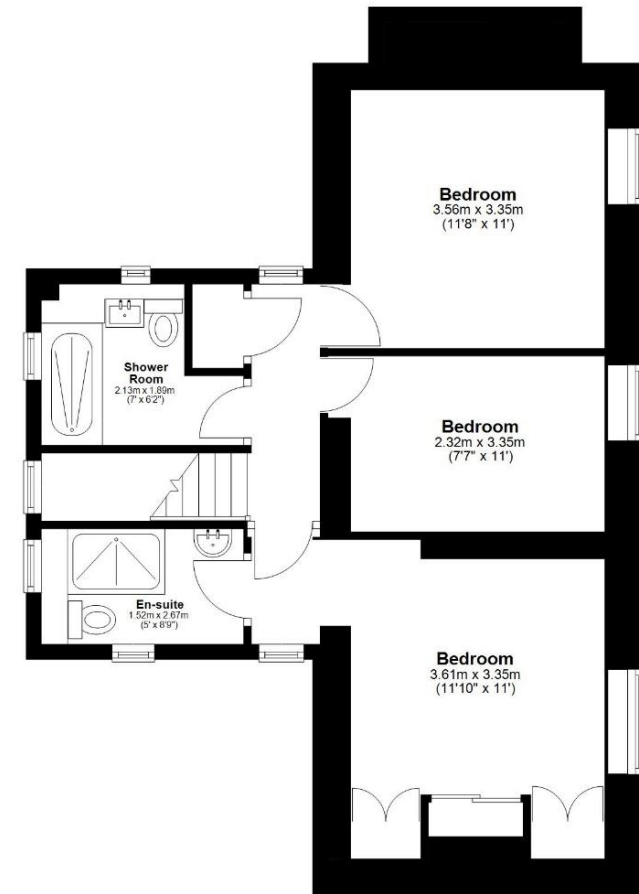
Ground Floor

Approx. 86.0 sq. metres (925.7 sq. feet)



First Floor

Approx. 53.2 sq. metres (573.0 sq. feet)



Total area: approx. 139.2 sq. metres (1498.7 sq. feet)

Tetbury Office
2 London Road
Tetbury
GL8 8JL

Town and Country Specialists

01666 505068
tetbury@hunterfrench.co.uk
www.hunterfrench.co.uk

