



📍 35 Sir Bernard Lovell Road, Malmesbury, SN16 9FN

🔗 Guide Price £410,000

Located in a delightful setting with a wooded outlook, a beautifully presented four bedroom town house with versatile accommodation arranged over three floors.

- Stunning Town House
- Beautifully Presented
- Four Generous Bedrooms
- Magnificent Open Plan Kitchen
- En Suite Shower + Family Bathroom
- Tranquil & Secluded Setting
- Interior On Three Floors
- Adjacent Carport + Storeroom and Parking
- Close To Riverside Walkways + Easy Access To Town
- Delightful Landscaped Rear Garden

🏠 Freehold

🏠 EPC Rating C



An immaculate and stylish four bedroom townhouse located in a tranquil and secluded setting on this popular development with delightful wooded views from the front.

The thoughtfully designed and versatile interior is beautifully presented throughout and is a true credit to the current owners, whose eye for interior design and attention to detail is evident. It is arranged over three floors comprising of an entrance hall, spacious lounge and a double bedroom with en-suite on the first floor. Stairs from the landing lead down to the ground floor hallway, separate utility room and a magnificent open plan kitchen/dining/sitting area - ideal for family life or entertaining. The kitchen is fitted with a range of high specification appliances. French doors from this area open onto a beautifully landscaped rear garden. The property continues to impress on the second floor where there are three generous bedrooms and a family bathroom. A gate to the rear of the garden gives access to an adjacent carport/storage room and driveway with parking. The accommodation is both elegant and practical, perfectly suited to modern living.

#### **SITUATION**

This property is located in a delightful setting and forms part of the Cowbridge Mill development which is located on the rural edge of Malmesbury overlooking the River Avon. The old and new blend perfectly in Malmesbury, narrow medieval streets, ancient monuments and historic gems are complimented 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, including 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.

#### **PROPERTY INFORMATION**

Tenure: Freehold

EPC Rating: C

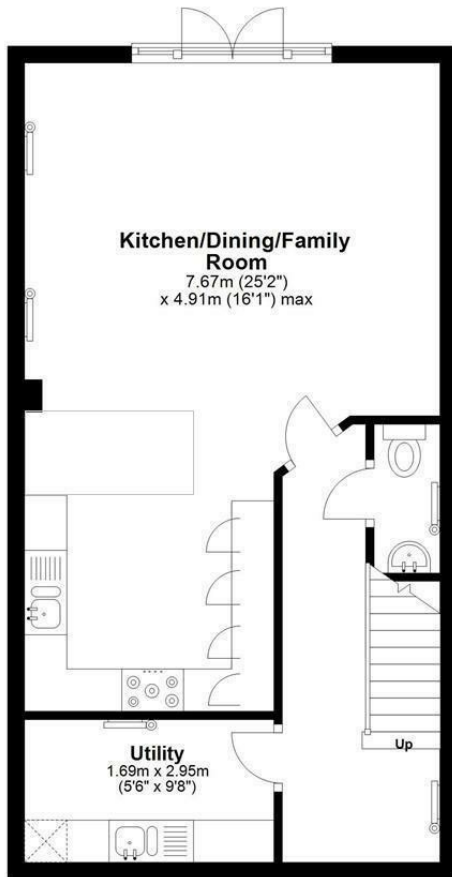
Council Tax Band: D

Mains water, gas and electricity. There is a annual service charge of approximately £400 for upkeep of the communal grounds of the development.



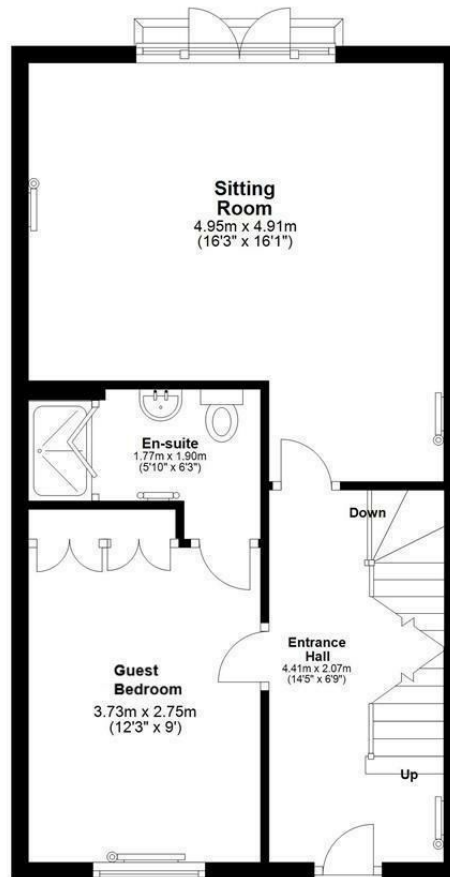
### Ground Floor

Approx. 46.5 sq. metres (500.3 sq. feet)



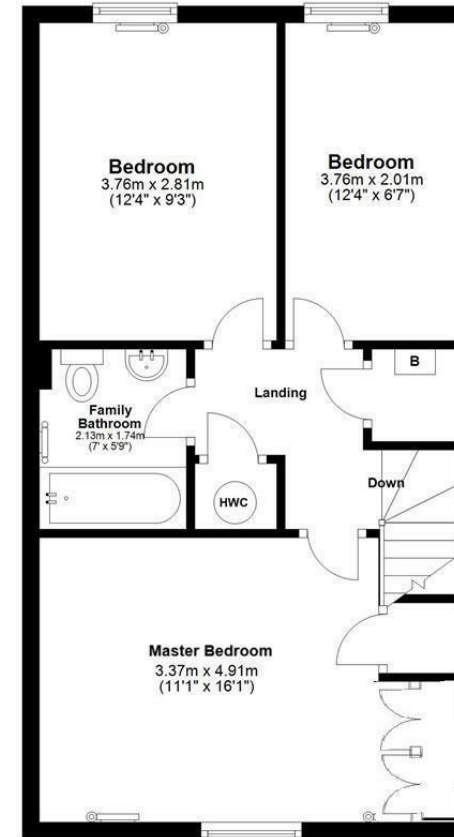
### First Floor

Approx. 46.5 sq. metres (500.3 sq. feet)



### Second Floor

Approx. 46.5 sq. metres (500.3 sq. feet)



Total area: approx. 139.4 sq. metres (1501.0 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.