BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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10 Monks Park, Milbourne

Price Guide £549,950

A link-detached 3 bedroom family home (1758 sq ft) situated close to Malmesbury

Entrance hall, kitchen with adjoining dining/family room, sitting room, garden room, utility, cloakroom.
Master bedroom with en-suite and dressing room, 2 further bedrooms, family bathroom.
Mature garden, garage and driveway parking.

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The Property
Situated in a quiet and sought-after location close to Malmesbury, this attractive home enjoys well-balanced accommodation throughout, complemented by a lovely mature garden with sunny seating areas, ideal for relaxing and entertaining.
The ground floor comprises an entrance hall, a well-appointed kitchen with adjoining dining/family room, utility, a comfortable sitting room with wood burner, and a delightful garden room overlooking the beautifully planted garden. Upstairs, the impressive master bedroom benefits from a dressing room and en-suite shower room, alongside two further bedrooms and a family bathroom. Further advantages include a garage, driveway parking, and a convenient location within easy reach of a wide range of local amenities, schools, and countryside walks.

General
Mains water, electricity and drainage are connected. An oil fired boiler supplies central heating and hot water. UPVC double glazing throughout. Council tax band E - £2,924.14 payable for 2026/27. EPC rating band D - 63.

Milbourne
Milbourne is a semi rural location on the outskirts of Malmesbury which is reported to be England's oldest borough, dating from around 880AD. Malmesbury is a vibrant market town, home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham and Kemble. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

Directions to SN16 9JF
Proceed north up the bypass and at the Wychurch roundabout by the Texaco garage take the third exit towards Charlton. Turn almost immediately right into Milbourne Lane and continue through Milbourne. Turn right into Monks Park and then take the turning right and the property can be found immediately on your left.

Approx. Gross Internal House Area *
163.32 M² - 1758 Ft²
(Including Garage)
Approx. Gross Garage Area *
14.59 M² - 157 Ft²

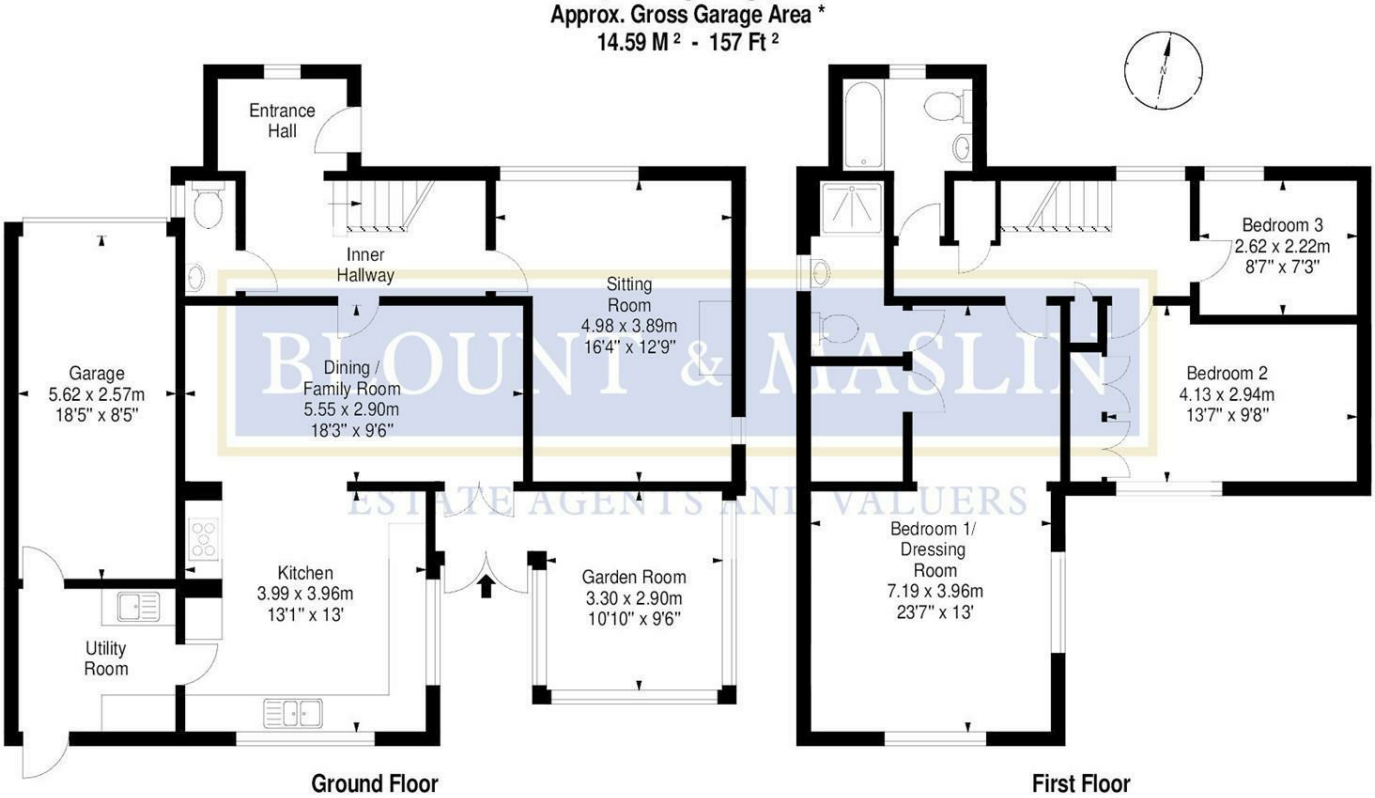

Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice

While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.