



**7 Hunloke Way, Malmesbury, Wiltshire, SN16 9FL**

Detached modern house  
Glorious riverside setting with uninterrupted views  
Substantial accommodation  
5 bedrooms and a study  
Bathroom and 2 en-suites  
2 reception rooms  
Large kitchen/family room  
Double garage and parking  
Secluded rear garden  
Peaceful location yet walking distance to town centre



01666 840 886  
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

**Price Guide: £715,000**

Approximately 2,035 sq.ft excluding garage



‘Occupying a glorious, tranquil riverside setting overlooking meadowland, this substantial detached house offers over 2,000 sq.ft of accommodation plus a double garage’

### The Property

This substantial detached house occupies a glorious location with a waterfront position overlooking the River Avon and surrounding meadowland. The outstanding setting offers peace and tranquillity whilst a delightful countryside walk leads to the very heart of Malmesbury town within 20 minutes. The accommodation is superbly configured and generous in proportions offering over 2,000 sq.ft. spanning across three floors. Finished with recently installed shutters, the accommodation is notably light and airy throughout taking full advantage of the beautiful views.

The ground floor opens to an entrance hall which has been updated with smart storage integrated beneath the stairs. Arranged to the front, the living room is dual-aspect and a versatile family room connects to the hall through double doors. At the rear there is an excellent open plan kitchen/family room with patio doors leading to the garden. The kitchen has been updated with matte finished units, Quartz worktops and integrated appliances including a dishwasher, induction hob, oven, steam oven and warming drawer. Adjoining the kitchen

there is a fitted utility room with side access. The principal bedroom is located on the first floor complete with an en-suite shower room and large walk-in wardrobe. Also on the first floor there are two further bedrooms sharing a Jack and Jill style en-suite, plus a separate study. The top floor offers two additional bedrooms and accompanying bathroom. All five bedrooms and the study have the benefit of built-in storage.

The secluded rear garden enjoys a good degree of privacy bound by high-walls, fencing and pleached trees. A new decked terrace connects seamlessly to the kitchen/family room and provides fashionable inside-outside space, whilst a further patio terrace adjoins the lawn which is bound by raised timber borders. There is convenient access straight into the garage plus a side gate leads to the parking area. The double garage is complete with power, lighting and eaves storage fitted above.

### Situation

Home to kingfishers and otters, this exclusive riverside development is situated on the rural edge of Malmesbury with a host of scenic walks available immediately off the doorstep meandering beside

the River Avon and through the adjoining countryside. Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. Today, the High Street has numerous independent shops, pubs and restaurants including a new Aldi, a Waitrose store and a regular weekly Farmer's market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes). There are many local footpaths and bridleways and the area is well served for cultural and sporting interests. There are theatres in Bath, Bristol and Swindon, together with golf courses in Chippenham, Brinkworth, Castle Combe and Minchinhampton. Horse racing can be enjoyed at Bath, Newbury and Cheltenham, while numerous water sports are available at the Cotswold Water Park in South Cerney.

### Additional Information

The property is Freehold with gas-fired central heating, mains drainage, water and electricity. There is a service charge of c.£340 p/a for the development upkeep. Ultrafast broadband is available and there is good mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band G.

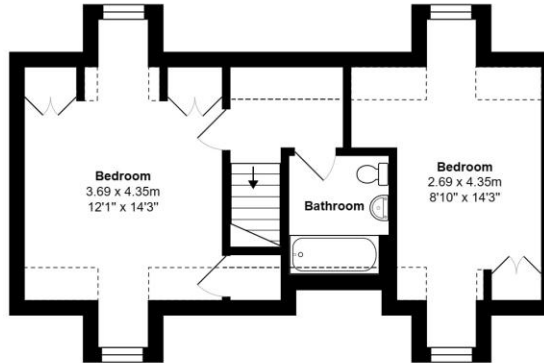
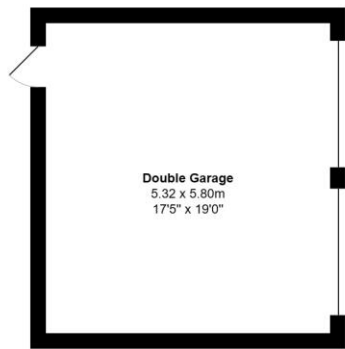
### Directions

From the centre of Malmesbury, follow the High Street south towards Waitrose. Go straight over the roundabout and follow the B4042 towards Brinkworth. Then take the last left hand turn into Sir Bernard Lovell Road. Follow the road to the very end and take the last right hand turning into a close. Number 7's parking is located on the left hand side and the property is located in the far right hand corner by the river.

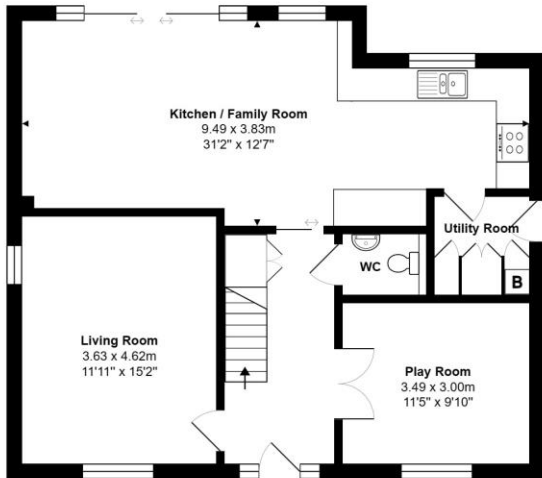
Postcode SN16 9FL

What3words: ///types.intersect.nozzles

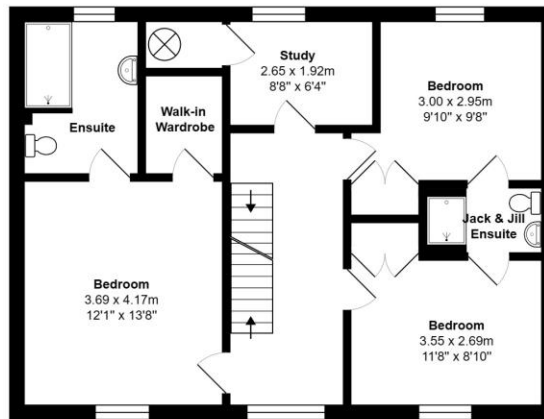




Second Floor



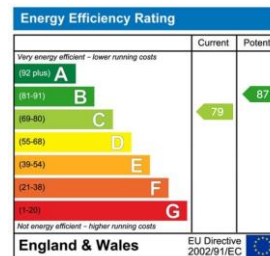
Ground Floor



First Floor

Total Area: 189.0 m<sup>2</sup> ... 2035 ft<sup>2</sup> (excluding double garage)

All measurements are approximate and for display purposes only



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577