

31 Carnival Close, Malmesbury, Wiltshire, SN16 9FY

Well-appointed detached house  
Immaculately presented throughout  
Beautifully landscaped garden  
3 bedrooms  
Living room with bay window  
Kitchen/dining room  
Bathroom and en-suite  
Garage and driveway parking  
EPC rating B



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Guide Price: £515,000**

Approximately 966 sq.ft excluding garage

‘Beautifully presented with a well-appointed design, a detached 2017 built house with a west-facing garden, garage and parking’



## The Property

This beautifully presented detached home, built in 2017 by Bloor Homes, offers bright and well-appointed living spaces in a popular Malmesbury location. With a spacious layout and modern amenities, the property is immaculately presented and boasts an excellent EPC rating B with mains gas central heating through a combi-boiler and double glazing.

Upon entering, an entrance hallway leads to a convenient ground floor WC and flows seamlessly into the rear kitchen/dining room. The living room, located at the front of the property, benefits from an elegant bay window, filling the room with natural light. The kitchen is well-equipped with integrated appliances, including a fridge/freezer, Hotpoint oven and hob, and a dishwasher, all complemented by an adjoining utility room. Glazed double doors open from the kitchen to the delightful garden, offering an ideal setup

for indoor-outdoor living and entertaining.

Upstairs, the first floor features three bedrooms. The principal bedroom is complete with a private en-suite shower room and built-in wardrobes. Two additional bedrooms and a contemporary family bathroom complete the accommodation.

Externally, a driveway to the side provides ample off-street parking and leads to a garage which has power connected. The rear garden is a real highlight, enjoying a sunny westerly aspect and enhanced by its privacy. It has been beautifully landscaped with an excellent range of specimen shrubs, a level lawn, and a large terraced area perfect for relaxation and outdoor dining, complete by useful side access.

## Situation

Malmesbury, voted 'Best Place to Live in the South West' by the Sunday Times in 2026, 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, and there is a new Aldi, 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).

## Additional Information

The property is Freehold with mains gas, drainage, water and electricity. There is a service charge of £212 p/a (2025-2026).

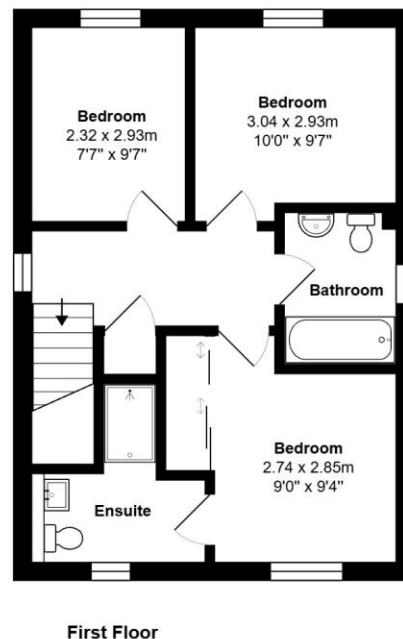
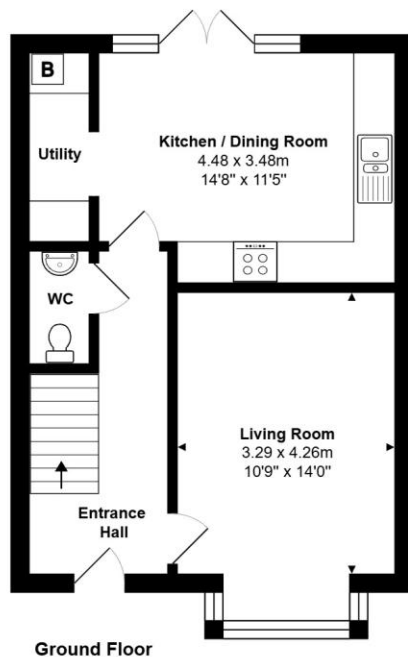
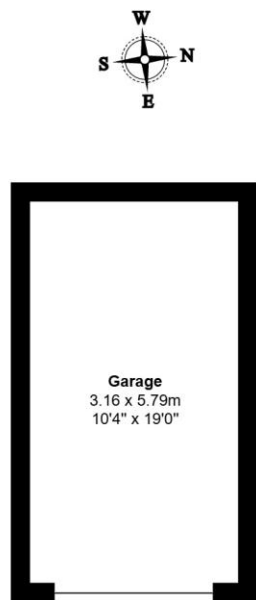
Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information and mobile phone coverage. Wiltshire Council Tax Band D.

## Directions

Enter the Filands Development from the B4014 into Snell Avenue. Bear right and take the next right hand turn onto Carnival Close. Continue bearing right into the close and locate the property on the left.

Postcode SN16 9FY  
What3words: ///shredding.wool.newlyweds





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         | 94        |
| (81-91) <b>B</b>                            | 83                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Total Area: 89.7 m<sup>2</sup> ... 966 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only

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