



📍 8 Filands, Malmesbury, Wiltshire, SN16 9JN

🔗 Guide Price £395,000

An attractive bay fronted three bedroom semi detached family home set on a bold established plot with huge potential and scope for extension, STPP.

- 1930's Semi Detached Home
- Huge Potential
- Scope For Extension STPP
- Requires Updating
- Three Bedrooms
- Two Reception Rooms
- Far Reaching Rural Views
- Backs & Sides Onto Farmland
- Large Front & Rear Garden
- Driveway & Parking

🏠 Freehold

🏠 EPC Rating D



**\*\*THREE BEDROOM CHARACTER HOME\*\*SCOPE FOR UPDATING & EXTENSION STPP\*\*LARGE GARDENS\*\*WONDERFUL RURAL VIEWS\*\***

A rare opportunity to purchase a 1930s bay fronted three bedroom semi-detached family home which requires internal redecoration and modernisation together with the potential to extend the current footprint to a larger dwelling, subject to the usual planning consents. 8 Filands stands in an enviable location with stunning far reaching views over the surrounding countryside, on an established plot amid large gardens which back and side onto farmland. The interior briefly comprises a hallway with cloakroom, two principal reception rooms and a kitchen. There are two generous double bedrooms, a single bedroom and shower room on the first floor. Externally the large gardens are a particular feature being predominantly laid to lawn and enclosed by an established hedged boundary.

**SITUATION**

Located on the northern edge of this historic town and within a short distance of country walks and the picturesque River Avon. Malmesbury is reputed to be the oldest borough in the country dating back to the 11th Century. This thriving pretty 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: D

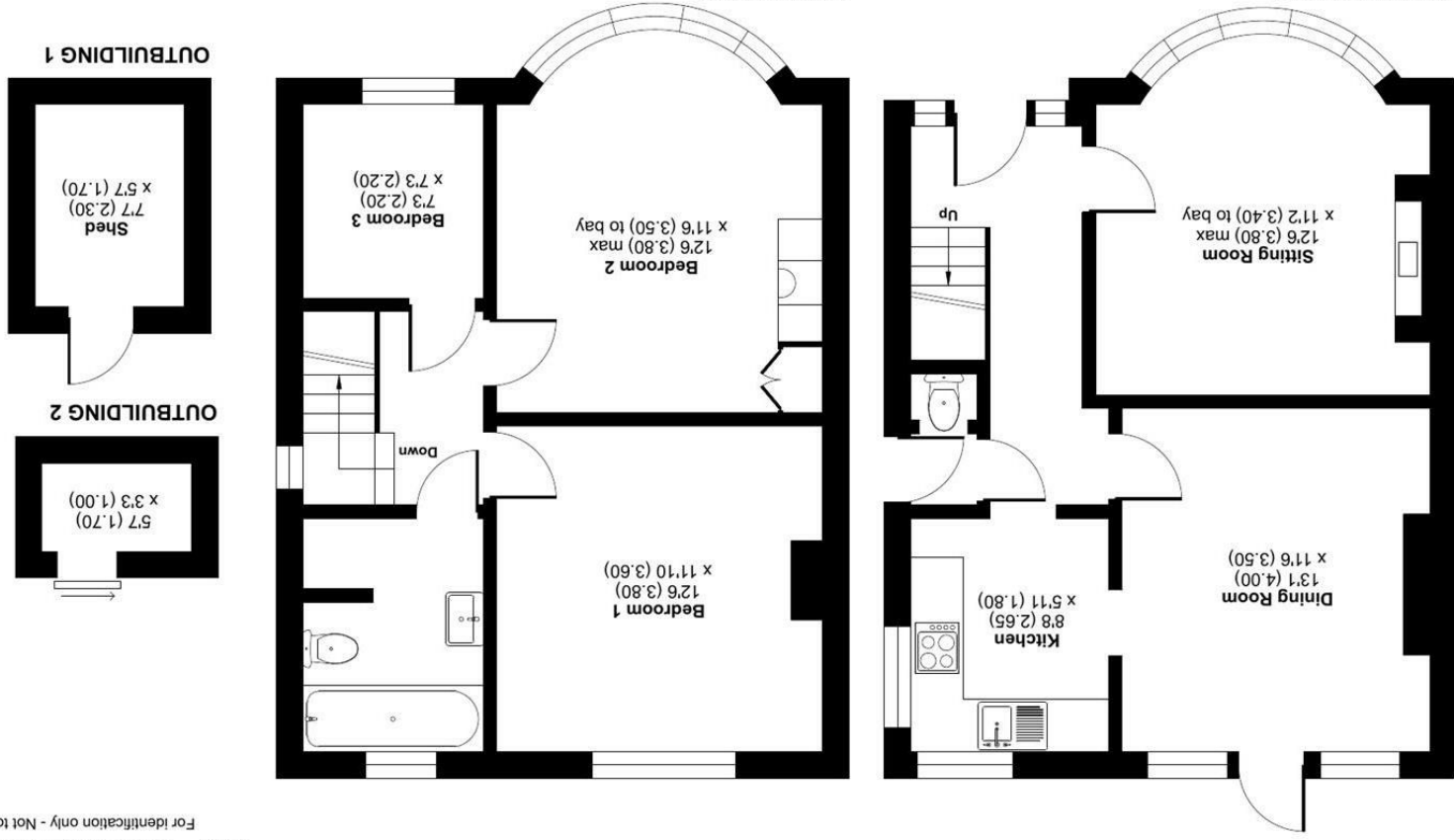
Council Tax Band: D

Mains water, electricity and mains gas heating.



# Filands, Malmesbury, SN16

Approximate Area = 956 sq ft / 88.8 sq m  
 Outbuilding = 60 sq ft / 5.5 sq m  
 Total = 1016 sq ft / 94.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchcom 2024.  
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