



📍 Badgerswood, 41 Perry Green, Charlton, Wiltshire, SN16 9DP

🏠 Guide Price £1,250,000

A magnificent and individually designed village home located in a private setting amid gardens and grounds of 3/4 acre.

- Impressive Detached Home
- Exceptional Specification
- Four Bedrooms, 2 En Suite + Family Bathroom
- Magnificent Open Plan Kitchen/Breakfast/Family Room
- Three Principal Reception Rooms + Conservatory
- Gardens & Grounds Approaching 3/4 Acre
- Detached Self Contained Annexe
- Delightful Established West Facing Gardens
- Desirable Village Setting With Rural Views To The Front
- Approached Via Long Sweeping Driveway Via Double Gates

🏡 Freehold

🏠 EPC Rating D



A rare opportunity to purchase a spacious four-bedroom detached family home set within a private and secluded village location. Occupying attractive west-facing gardens and grounds of approximately ¾ of an acre, the property offers over 3,100 sq. ft. of well-balanced accommodation across two floors.

The current owners have thoughtfully redesigned and extended the property to create a superb open-plan kitchen/breakfast/family room, forming the heart of the home. The accommodation is light and well proportioned throughout, centred around a welcoming reception hall with three reception rooms and a conservatory.

The open-plan kitchen/breakfast/family room is a standout feature, benefiting from a vaulted glazed ceiling and bi-folding doors opening onto the rear garden. The kitchen was designed and installed by Parlour Farm Kitchens and includes bespoke cabinetry, granite work surfaces, an Electric Aga and a range of integrated appliances. The ground floor also includes a utility room, boot room and cloakroom. On the first floor, the principal bedroom benefits from a dressing room and en suite bathroom, while the guest bedroom has an en suite shower room. There are two further double bedrooms, a family bathroom and a separate laundry room.

Outside, the rear garden is mainly laid to lawn and bordered by mature trees and established planting, providing a good degree of privacy. To the front, electronically operated double gates open onto a long driveway with ample parking and turning space. The former triple garage has recently been converted into a well-designed self-contained annexe comprising an open-plan sitting room/kitchen, double bedroom and shower room, ideal for guests, dependent relatives or home working. No Onward Chain.

SITUATION

Charlton is a small and desirable village with an excellent public house/restaurant, situated approximately two miles from the historic market town of Malmesbury, which is reputed to be the oldest borough in the country dating back to the 11th Century. This rural community is a delightful mix of village houses, ancient farms and beautiful open countryside. Famous for its ancient Abbey and elaborate 15th century Market Cross, the town may well have history round every corner but is also bursting with life, enjoying excellent independent shops, a Waitrose, charming cosy pubs, friendly cafes, regular farmers' markets and a busy local events schedule. 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 15 minutes.

PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: D

Council Tax Band: G

Mains water, drainage, electricity, oil fired heating



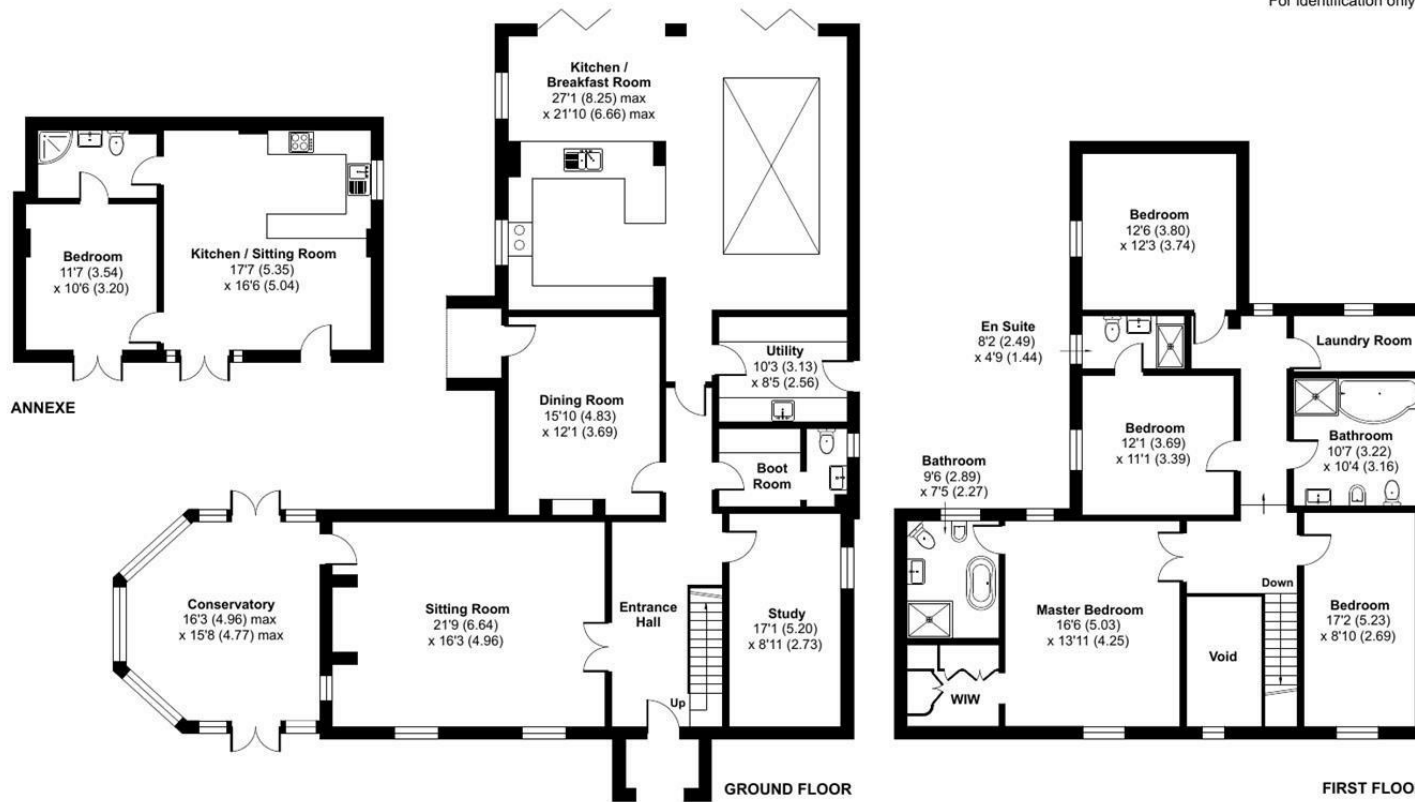
Perry Green, Charlton, Malmesbury, SN16

Approximate Area = 3172 sq ft / 294.6 sq m

Annexe = 477 sq ft / 44.3 sq m

Total = 3649 sq ft / 338.9 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). © ntkhcom 2026. Produced for Strakers. REF: 1459425

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