



## 2 The Cedars, Malmesbury

Price Guide £650,000

Five-bedroom link-detached eco-home (2040 sq ft) in sought-after village location

Entrance hall, open plan kitchen/dining/family/sitting rooms, conservatory, cloakroom.

Two bedrooms with en-suites, three further double bedrooms, family shower room.

Fully enclosed, easily maintained rear garden, garage and driveway parking.

NO ONWARD CHAIN



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## The Property

A beautifully presented five double bedroom link-detached family home, built in traditional Cotswold stone and situated in a highly sought-after village. This eco-conscious property combines modern living with rustic charm, offering spacious accommodation and sustainable features throughout. Eco features include a ground source heat pump, underfloor heating, and a cozy log burner - all contributing to efficient, year-round comfort.

The heart of the home is a generous open-plan living area, seamlessly connected to a bright conservatory, perfect for both family life and entertaining. Two of the five double bedrooms benefit from en-suite facilities, while all rooms are well-proportioned and filled with natural light.

Outside, the enclosed rear garden is low-maintenance and ideal for relaxing or alfresco dining. The property also includes a garage and driveway parking.

## General

Significant Eco Points - Some of the systems incorporated to achieve this include:

Heating and hot water by 'Ice Energy' ground source heat pump, drawn from a 60m bore hole providing heat transfer from the earth's core to an underfloor heating and pressurized hot water system in all homes. Whole house ventilation and heat recovery system by Villavent providing a

complete circulation and extraction system throughout all floors to ensure consistent temperature and humidity. Large underground rainwater storage tanks which supply all non drinking outlets throughout the home. Celcon Thermal building blocks (a new construction method) bonded together to provide the highest energy performance possible.

Mains drainage, water and electricity are connected. Wiltshire Council Tax band E - £2,954.52 - 2025/26. EPC: D - 66.

## Lea

The popular village of Lea lies about two miles east of Malmesbury and has a church, public house, primary school, playgroup and recreation field with tennis court and play park. The nearby town of Malmesbury caters for most everyday requirements with Chippenham, Cirencester and Swindon all offering more comprehensive facilities. The village is readily accessible to Swindon fifteen miles distant and Junction 17 of the M4 motorway, about six miles south, provides access to the area's major employment centres. Chippenham railway station has fast trains to Paddington (65 -70 mins) and the nearest airport is at Bristol and London Heathrow is easily accessed via the M4.

## Directions to SN16 9FE

From Malmesbury head towards Brinkworth on the B4042. After one and a half miles turn left signposted Lea. Continue past the Church and the pub and The Cedars can be found on the right a short way along.

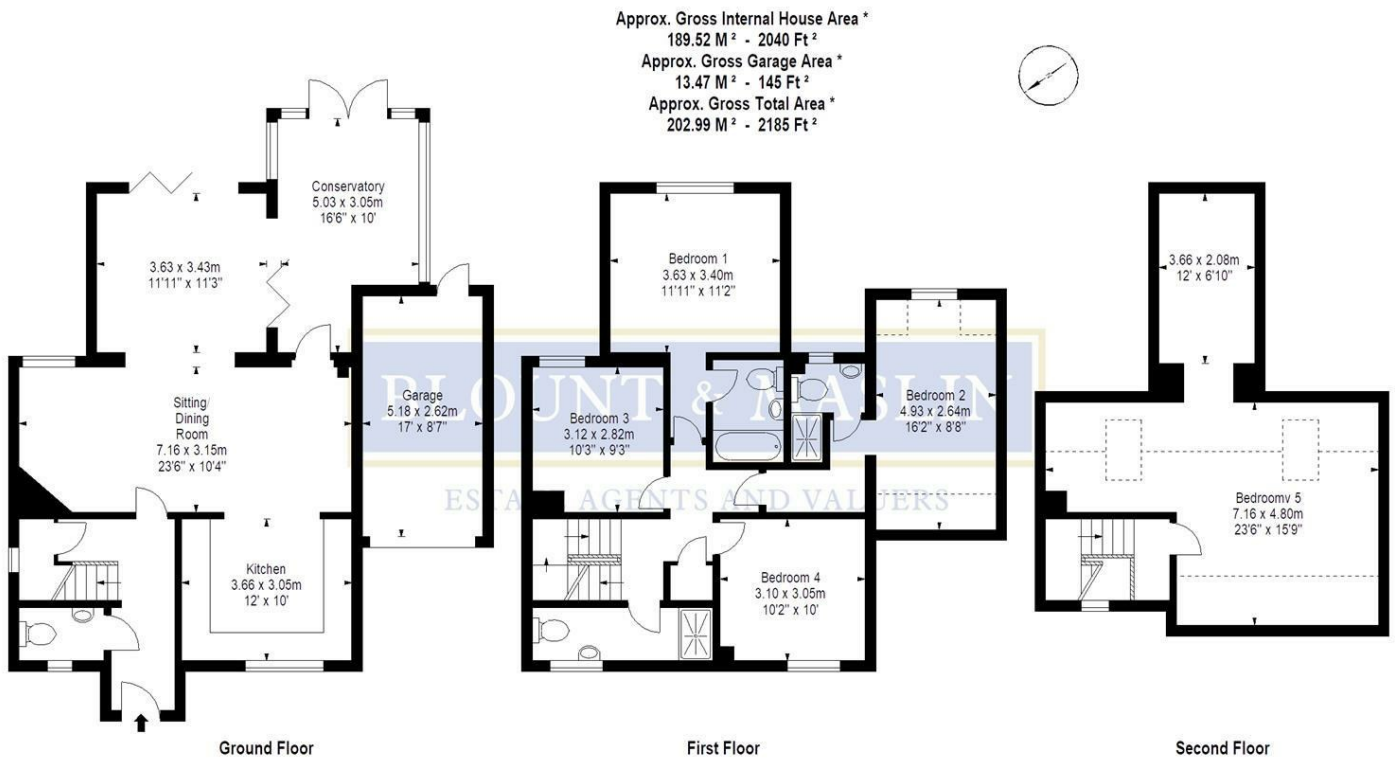


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice