

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury

Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



## 10 Monks Park, Milbourne

Price Guide £589,950

A link-detached 3 bedroom family home (1758 sq ft) situated close to Malmesbury

Entrance hall, kitchen with adjoining dining/family room, sitting room, garden room, utility, cloakroom.

Master bedroom with en-suite and dressing room, 2 further bedrooms, family bathroom.

Mature garden, garage and driveway parking.



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# 10 Monks Park, Milbourne

## The Property

Situated in a quiet and sought-after location close to Malmesbury, this attractive home enjoys well-balanced accommodation throughout, complemented by a lovely mature garden with sunny seating areas, ideal for relaxing and entertaining.

The ground floor comprises an entrance hall, a well-appointed kitchen with adjoining dining/family room, utility, a comfortable sitting room with wood burner, and a delightful garden room overlooking the beautifully planted garden. Upstairs, the impressive master bedroom benefits from a dressing room and en-suite shower room, alongside two further bedrooms and a family bathroom. Further advantages include a garage, driveway parking, and a convenient location within easy reach of a wide range of local amenities, schools, and countryside walks.

## General

Mains water, electricity and drainage are connected. An oil fired boiler supplies central heating and hot water. UPVC double glazing throughout. Council tax band E - £2,924.14 payable for 2026/27. EPC rating band D - 63.

## Milbourne

Milbourne is a semi rural location on the outskirts of Malmesbury which is reported to be England's oldest borough, dating from around

880AD. Malmesbury is a vibrant market town, home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham and Kemble. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

## Directions to SN16 9JF

Proceed north up the bypass and at the Wychurch roundabout by the Texaco garage take the third exit towards Charlton. Turn almost immediately right into Milbourne Lane and continue through Milbourne. Turn right into Monks Park and then take the turning right and the property can be found immediately on your left.

Approx. Gross Internal House Area \*

163.32 M<sup>2</sup> - 1758 Ft<sup>2</sup>

(Including Garage)

Approx. Gross Garage Area \*

14.59 M<sup>2</sup> - 157 Ft<sup>2</sup>

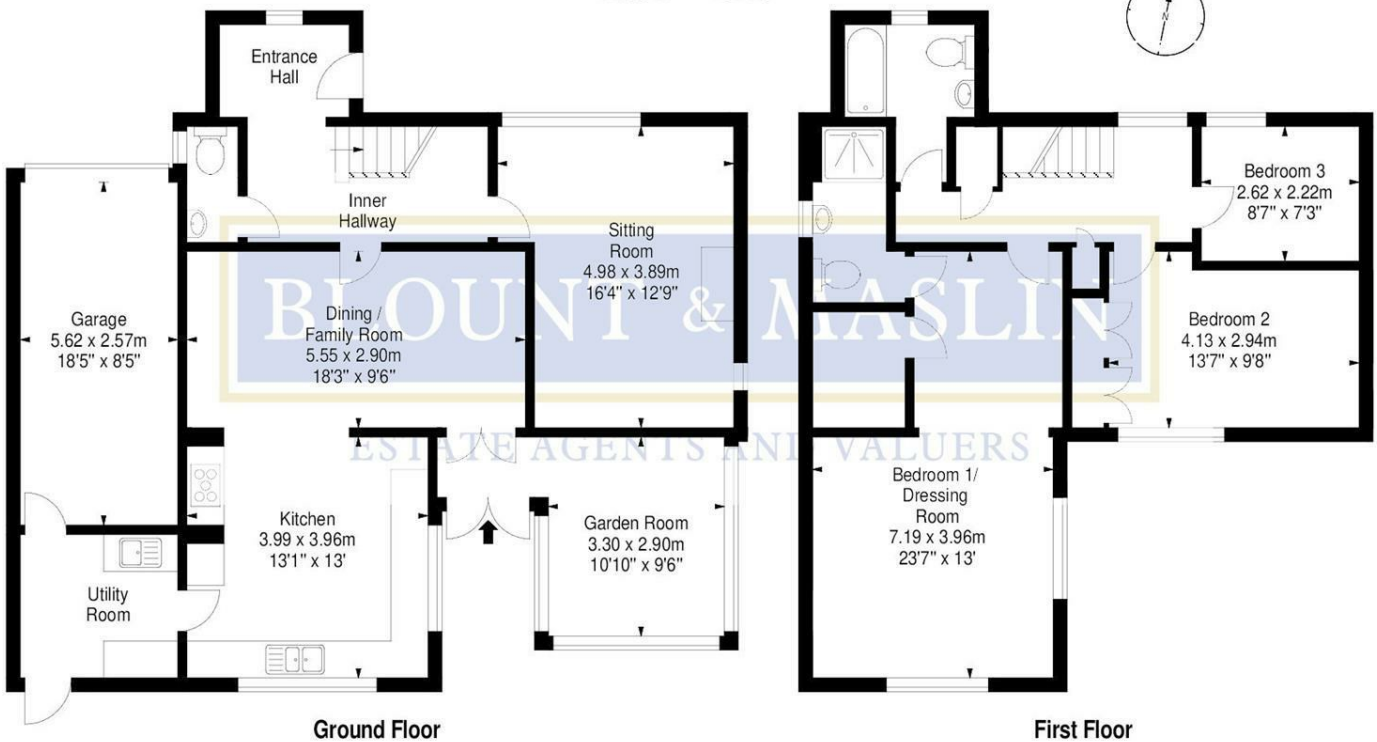


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice