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64 Wheeler Way, Malmesbury, Wiltshire, SN16 9GD

Occupying a particularly attractive position overlooking open green space, this beautifully presented four-bedroom detached family home offers stylish, well-proportioned accommodation, sunny south-east-facing garden, driveway parking, and a detached garage. The property is offered for sale with no onward chain, providing an excellent opportunity for a straightforward purchase.

Built by Bloor Homes in 2018 and forming part of the highly regarded Filands View development on the northern edge of the historic market town of Malmesbury, the property remains under the remainder of its NHBC warranty and has been meticulously maintained by the original owners. Extending to approximately 1,100 sq ft, the house has been thoughtfully enhanced with a number of tasteful upgrades, including engineered oak flooring throughout both the ground and first floors.

The accommodation is arranged over two floors and begins with a welcoming entrance hall, naturally lit by a window above the stairwell. From here, doors lead to the principal reception rooms, while a cloakroom and a useful under-stairs storage cupboard provide everyday practicality.

The sitting room is positioned to the front of the property and enjoys a pleasant outlook across the green via an attractive box-bay window. Well-proportioned and versatile, the room comfortably accommodates both relaxed seating and a dedicated home-working space if required.

To the rear of the house lies a spacious open-plan kitchen and dining room, designed as the heart of the home and ideally suited to modern family living. French doors and a rear window draw in excellent natural light and provide direct access to the garden. The kitchen is fitted with a comprehensive range of contemporary wall and base units and incorporates integrated appliances, including double eye-level ovens, a gas hob with an extractor hood, a fridge freezer, and a dishwasher. The generous proportions allow ample space for a large dining table, as well as a secondary seating or study area.

A separate utility room sits adjacent to the kitchen, offering additional storage, space, and plumbing for laundry appliances, and housing the gas central heating boiler. A part-glazed door from here provides convenient side access to the driveway.

The first floor is arranged around a central landing, which leads to four bedrooms, a family bathroom and a handy store cupboard. The principal bedroom enjoys an attractive outlook over the green and benefits from a fitted wardrobe and an en-suite shower room. The second bedroom is a comfortable double, the third a smaller double with views of Malmesbury Abbey, and the fourth, a single bedroom ideal as a nursery, study, or dressing room. Both the family bathroom and en-suite feature contemporary white suites, stylish tiling, heated towel rails, and windows providing natural light and ventilation. A loft hatch from the landing gives access to the roof space.



Externally, the property is particularly appealing with its attractive Cotswold stone façade and neatly maintained frontage, complete with planted borders and a pathway leading to a covered entrance porch. To the side, a driveway provides off-road parking for two vehicles and leads to a detached single garage with power and lighting.

The rear garden has been thoughtfully landscaped to create an attractive yet low-maintenance outdoor space. With a desirable southerly aspect, it features a gravelled seating and dining area partially covered by a pergola, along with planted borders, raised beds, and maturing trailing fruit trees, creating a relaxing setting for outdoor entertaining and family life.

The property is connected to all mains services, including gas, electricity, water, and drainage. It is offered freehold and falls within Council Tax Band E (Wiltshire Council). Filands View is subject to an annual service charge for the maintenance of communal areas. EPC rating: B (84).

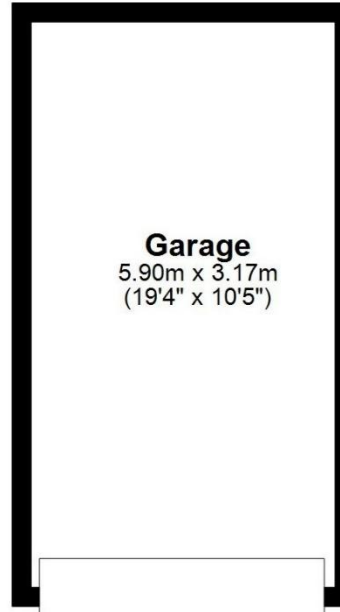
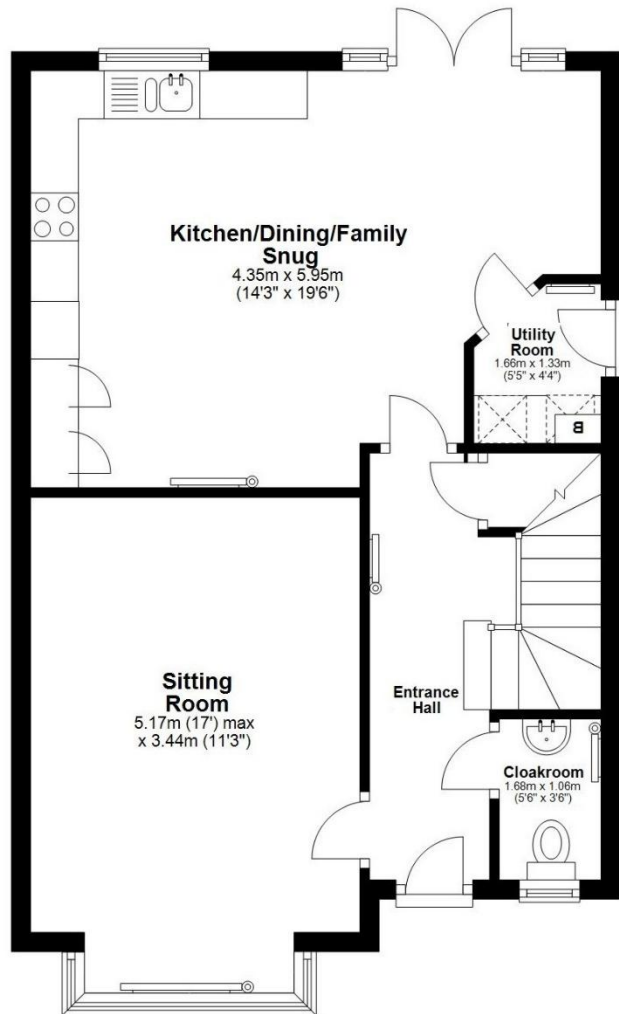
The historic market town of Malmesbury offers an excellent range of independent shops, cafés, pubs, and restaurants, together with everyday amenities including Waitrose, Aldi, Co-op, a post office, and a popular weekly artisan market. The town is well served by highly regarded primary schools and a secondary school rated Outstanding in its most recent Ofsted inspection. Communication links are excellent, with Junction 17 of the M4 providing access to Bristol, Swindon, and London, while mainline rail services to London Paddington (approximately 75 minutes) are available from nearby Chippenham and Kemble.

Guide Price £565,000



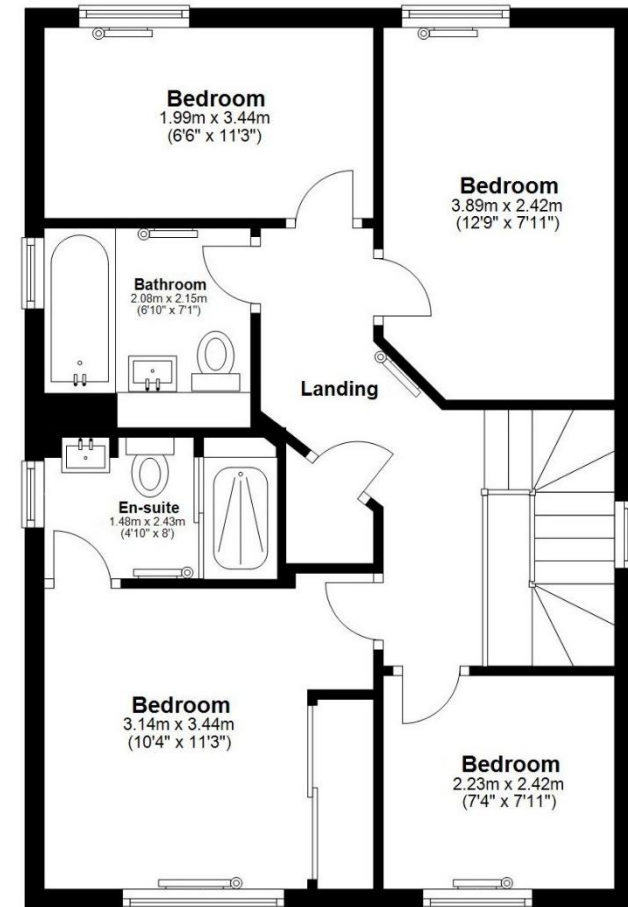
Ground Floor

Main area: approx. 53.5 sq. metres (575.9 sq. feet)
Plus garages, approx. 18.7 sq. metres (201.2 sq. feet)



First Floor

Approx. 53.5 sq. metres (575.9 sq. feet)



Main area: Approx. 107.0 sq. metres (1151.9 sq. feet)
Plus garages, approx. 18.7 sq. metres (201.2 sq. feet)