JAMES PYLE &Co.

8 Hunloke Way, Malmesbury, Wiltshire, SN16 9FL

End of terrace modern house
Wonderful riverside position
Tranquil south-easterly setting
3 good-sized bedrooms
Main bedroom with en-suite
Open plan kitchen/dining/living room
Enclosed mature garden
Two garages
No onward chain

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NAEA ARLA The Property Ombudsman

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Price Guide: £375,000

Approximately 1,064 sq.ft excluding garages

‘Enjoying peace and tranquillity, this well-presented 3 bedroom homes boasts a sunny waterside position overlooking the River Avon and meadows beyond’

The Property

This end of terraced modern house occupies an outstanding position overlooking the River Avon and adjoining meadowlands positioned on the edge of the market town of Malmesbury. Available with no onward chain, the property has been very well-maintained and most recently updated with partial new flooring with the accommodation spanning over three floors extending to around 1,064 sq.ft.

The accommodation takes full advantage of the elevated and uninterrupted views. The ground floor comprises an entrance hall with understairs storage and a WC off, leading to the spacious L-shaped kitchen, dining and living room. The kitchen is equipped with a range of integrated appliances including a gas hob, fridge/freezer, dishwasher, microwave, and oven. The living area has double sliding doors opening to the garden. On the first floor, there are two bedrooms and a family bathroom. The principal bedroom occupies the entire top floor comprising a dual-aspect double bedroom with fitted wardrobes, and an en-suite shower room.

The mature rear garden is a secluded haven fully enclosed and laid to lawn with a seating terrace. There is a small front garden overlooking the river and an ideal area to place a bench and enjoy the tranquillity. The property has the fantastic addition of two garages located behind the garden beneath the coach house.

Situation

Home to kingfishers and otters, this exclusive riverside development is situated on the rural edge of Malmesbury with a host of scenic walks available immediately off the doorstep meandering beside the River Avon and through the adjoining countryside. Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. Today, the High Street has numerous independent shops, pubs and restaurants, while there is a new Aldi, a Waitrose store and a regular weekly Farmer's market. The town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes). There are many local footpaths and bridleways and the area is well served for cultural and sporting interests. There are theatres in Bath, Bristol and Swindon, together with golf courses in Chippenham, Brinkworth, Castle Combe and Minchinhampton. Horse racing can be enjoyed at Bath, Newbury and Cheltenham, while numerous water sports are available at the Cotswold Water Park in South Cerney.

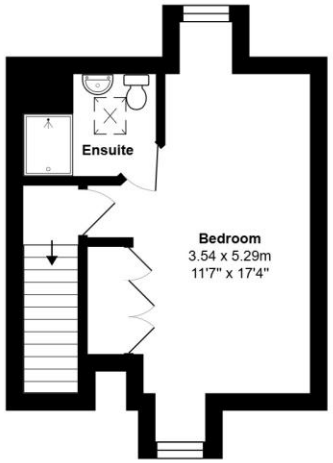
Additional Information

The property is Freehold with gas-fired central heating, mains drainage, water and electricity. There is a service charge of £402.83p/a (2025) for the development upkeep. Ultrafast broadband is available and there is good mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band D. The garage is located beneath the coach house and is Leasehold with a long lease of 999 years commenced from 10th August 2011.

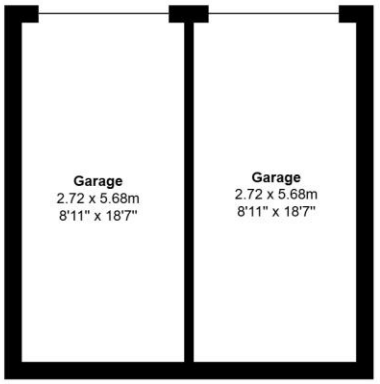
Directions

From the centre of Malmesbury, follow the High Street south towards Waitrose. Go straight over the roundabout and follow the B4042 towards Brinkworth. Then take the last left hand turn into Sir Bernard Lovell Road. Follow the road to the very end and take the last right hand turning into the close to Hunloke Way. The property overlooks the river.

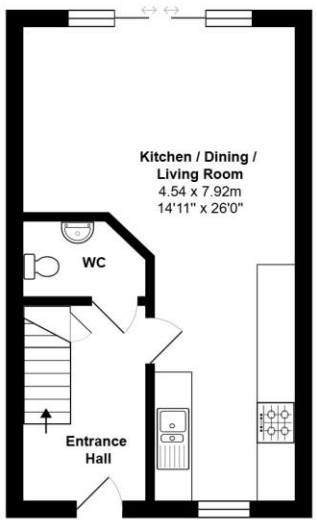
Postcode SN16 9FL
What3words: ///upcoming.steadier.runners



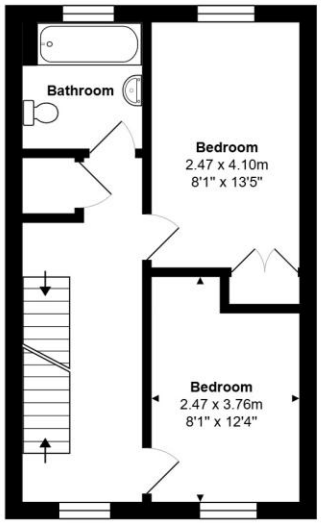
Second Floor



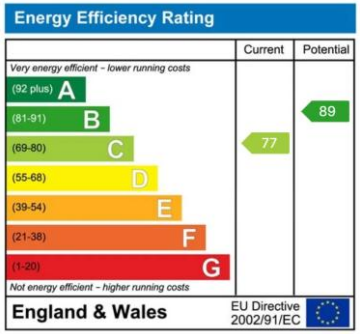
Garages



Ground Floor



First Floor



Total Area: 98.9 m² ... 1064 ft² (excluding garages)

All measurements are approximate and for display purposes only

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