



JAMES PYLE & CO.

3 The Hawthorns, Common Road, Malmesbury, Wiltshire, SN16 0HS

Detached family house  
Enviable position on the edge of Malmesbury  
Uninterrupted views over fields  
0.4 acre south-easterly garden  
Share of a 9 acre field behind  
4/5 bedrooms  
Impressive open plan kitchen/dining/living room  
Further reception room  
Double garage and parking



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £1,100,000**

Approximately 2,201 sq.ft excluding garage

**'An outstanding property located on the very sought-after Common Road of Malmesbury overlooking countryside, with a stunning interior, large 0.40 southerly garden, and share of a 9 acre field'**

## The Property

Located on the rural edge of Malmesbury within a very desirable position set back from the road and overlooking fields, this detached house is a stunning family home that boasts many enviable attributes. Built of an individual design, the property was constructed in 1996 alongside only three other homes and has been reconfigured by the current owners to create an outstanding open plan living area. The accommodation is tastefully presented throughout with excellent proportions extending to over 2,200 sq.ft.

The ground floor opens to an entrance hall with a galleried staircase while the eye is immediately drawn to the main focal point of the fantastic views over the large garden to the countryside beyond. The exceptional open plan kitchen, dining, and living room takes full advantage of the views through two sets of bi-folding doors and is filled with natural light. The living room has a cosy fireplace with wood-burning stove inset while the kitchen is arranged around a breakfast bar and has a built-in dishwasher, wine cooler, and a Stoves range gas cooker. Across the

hall there is an additional reception room with a front bay window. There is also a downstairs WC and a utility room with side access. On the first floor, there are four double bedrooms and a family bathroom with both a shower unit and bath. The light and bright principal bedroom suite enjoys far-reaching views from the rear and is accompanied by an en-suite shower room. Both of the bathrooms have underfloor heating. Above the garage and accessed by a second staircase there is a versatile office/home business space or fifth bedroom option.

The property sits within a fantastic 0.42 acre south-east facing plot. There is plenty of private off-street parking on the front drive in addition to the double garage. The large sunny garden spans some 250ft in length laid mostly to lawn with thoughtfully placed seating terraces creating idyllic outside living areas. In addition to the garden, the property has the benefit of a share of a 9 acre field which is owned together with 9 other properties. A gate from the foot of the garden provides private access into the field where there is a public footpath continuing through the countryside, perfect for dog walks.

## Situation

Common Road is a highly-sought after road positioned on the southerly edge of Malmesbury surrounded by countryside and yet within easy reach of the town centre. 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 plus there is a new Aldi and a Waitrose store and a regular weekly Farmer's market. The town has an 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 69 minutes).

## Additional Information

The property is Freehold with mains gas central heating, mains drainage, water and electricity. There are three titles for the property including the share of the field. There is a public footpath through the field. Superfast 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 G.

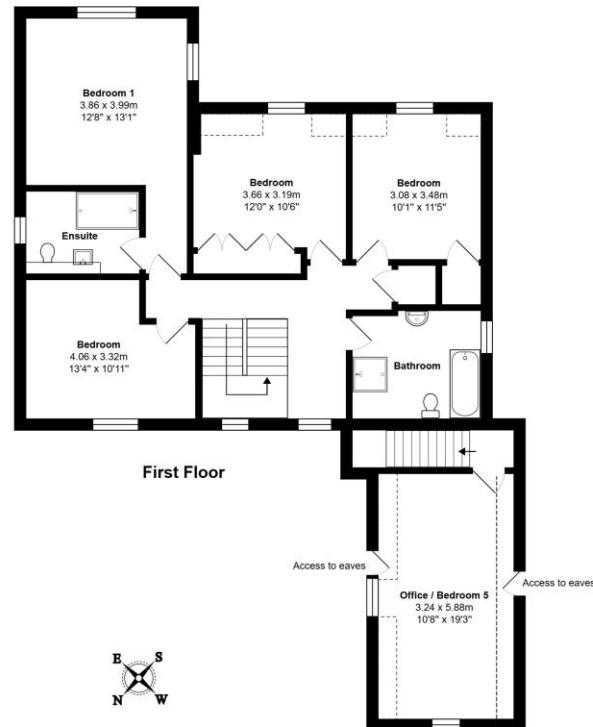
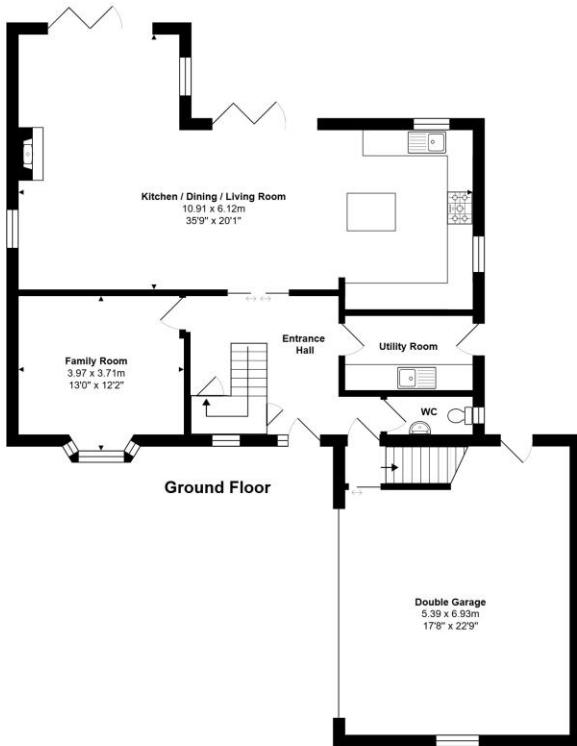
## Directions

From the centre of Malmesbury, head past the Abbey and the Old Bell Hotel. At the Triangle (war memorial) bear left onto Bristol Street and after 300 yards turn left down into Foxley Road. Continue along and take the next left onto Common Road. Locate the driveway to The Hawthorns on the left hand side.

Postcode SN16 0HS  
What3words: //onions.golden.proclaims







Total Area: 239.8 m<sup>2</sup> ... 2581 ft<sup>2</sup>

House Area: 204.5 m.sq. ... 2201 sq.ft (excluding garage)

All measurements are approximate and for display purposes only



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