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64 Wheeler Way, Malmesbury, Wiltshire, SN16 9GD

Occupying one of the most attractive positions within the popular Filands View development, this beautifully presented four-bedroom detached family home enjoys an open outlook across landscaped green space and offers stylish, thoughtfully designed accommodation extending to approximately 1,100 sq ft. Complemented by a sunny south-east-facing garden, driveway parking and a detached garage, the property is offered for sale with no onward chain.

Built by Bloor Homes in 2018 on the northern edge of the historic market town of Malmesbury, the property remains covered by the balance of its NHBC warranty and has been meticulously maintained by its original owners. A number of tasteful upgrades have been carried out since new, including engineered oak flooring throughout both the ground and first floors, creating a warm and cohesive feel throughout.

The accommodation has been carefully designed to maximise everyday family living, with bright, well-balanced spaces that are both practical and welcoming. A naturally lit entrance hall, illuminated by a window above the stairwell, provides access to the principal reception rooms, together with a cloakroom and a generous under-stairs storage cupboard. Positioned at the front of the house, the sitting room enjoys an attractive outlook across the green through a box bay window. A comfortable and versatile space, it is equally suited to relaxed family evenings or home working. The open-plan kitchen and dining room forms the heart of the home and is perfectly suited to modern family life. French doors and a rear window flood the room with natural light while opening directly onto the garden, creating an effortless connection between inside and out. The kitchen is fitted with a comprehensive range of contemporary wall and base units and incorporates integrated appliances including double eye-level ovens, an electric hob with extractor hood, a fridge freezer and a dishwasher. Generous proportions provide ample space for family dining, entertaining and a secondary seating or study area. A separate utility room adjoins the kitchen, providing additional storage, worktop space and plumbing for laundry appliances, while also housing the gas central heating boiler. A part-glazed door offers convenient access to the driveway.

The first floor is arranged around a central landing leading to four bedrooms, a family bathroom and a useful storage cupboard. The principal bedroom enjoys views across the green and benefits from fitted wardrobes and an en-suite shower room. The second bedroom is a comfortable double, while the third is a smaller double enjoying views towards Malmesbury Abbey. The fourth bedroom provides an ideal nursery, home office or dressing room. Both the family bathroom and en-suite are fitted with contemporary white suites, complemented by stylish tiling, heated towel rails and windows providing natural light and ventilation. A loft hatch gives access to the roof space.

Externally, the attractive Cotswold stone façade is complemented by neatly maintained front gardens with planted borders and a pathway leading to the covered entrance porch. To the side, a driveway provides off-road parking for two vehicles and leads to the detached single garage, which benefits from power and lighting.



The rear garden is a particular highlight of the property. Enjoying a desirable south-east-facing aspect, it has been thoughtfully landscaped and carefully established to create an attractive yet easily maintained outdoor space. A gravelled seating and dining terrace, partially sheltered beneath a pergola, provides an ideal setting for outdoor entertaining, while planted borders, raised beds and established fruit trees create a garden that offers colour, productivity and interest throughout the seasons. It is a wonderfully peaceful space that has been designed to be enjoyed as much as the accommodation inside.

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).

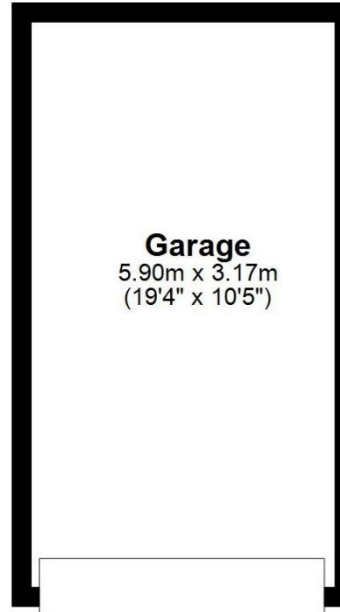
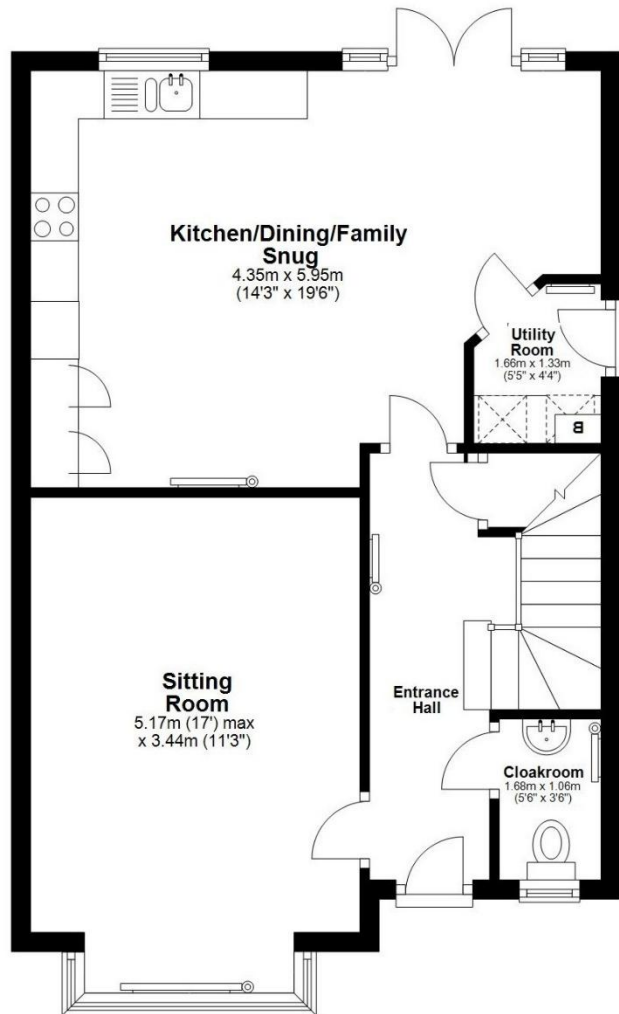
Malmesbury is one of Wiltshire's most sought-after market towns, offering an excellent range of independent shops, cafés, pubs and restaurants alongside everyday amenities including Waitrose, Aldi, Co-op, a post office and a popular weekly artisan market. The town is well served by highly regarded primary schools and an Ofsted Outstanding secondary school. Excellent transport links include Junction 17 of the M4, providing convenient 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



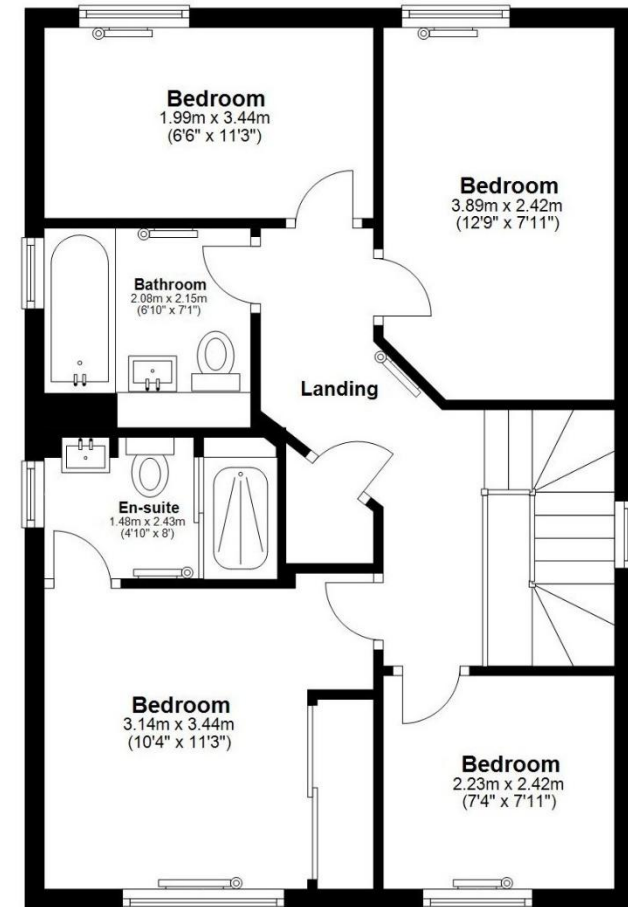
Ground Floor

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)