



📍 Tusker House Lea, Wiltshire, SN16 9PG

🏠 Guide Price £925,000

A stunning village home set on a south facing and secluded plot of 1/4 acre, amid beautifully tended gardens.

- Impressive Village Home
- Exceptional Specification
- Four Bedrooms+ En Suite
- Magnificent Open Plan Mark Wilkinson Kitchen
- Three Reception Rooms
- Beautifully Landscaped Gardens Of 0.25 Acre
- Stunning Rural Views
- Driveway & Garage
- Secluded Village Setting
- No Onward Chain

🏡 Freehold

🏠 EPC Rating D



**\*\*OFFERED FOR SALE WITH NO ONWARD CHAIN\*\*STUNNING VILLAGE HOME\*\*FOUR BEDROOMS\*\*THREE RECEPTION ROOMS\*\*LARGE ESTABLISHED GARDENS OF 1/4 ACRE\*\***

Tusker House is a beautifully appointed four bedroom detached family home located on a bold level plot of 1/4 acre, in a private and tranquil setting in this most desirable village. The current owners have redesigned and thoughtfully extended the original footprint to an exceptional specification to include the creation of a magnificent open plan kitchen/breakfast/family room with vaulted ceiling.

The accommodation flows around a central reception hallway with cloakroom and includes a charming sitting room with wood-burning stove, formal dining room and separate study. The bespoke kitchen, designed and installed by Mark Wilkinson, offers an extensive range of handcrafted cabinetry complemented by granite worktops and premium integrated Miele appliances, including double ovens, induction hob, dishwasher, American-style fridge freezer and built-in coffee machine. A separate utility room provides additional matching storage, together with space for laundry appliances and a water softener.

To the first floor, the spacious principal bedroom enjoys beautiful views across the rear garden and surrounding countryside, alongside a luxurious en suite bathroom. Three further well-proportioned bedrooms are served by a stylish family shower room.

Outside, the mature south-facing gardens are a particular highlight, extending predominantly to lawn and beautifully stocked with an array of established plants, shrubs, perennials and specimen trees. A substantial flagstone terrace spans the full width of the property, offering an ideal setting for outdoor dining and entertaining while enjoying a high degree of privacy and picturesque open views. To the front, a private driveway provides ample parking and leads to an attached single garage with electronically operated up-and-over door.

**SITUATION**

The property stands in a central position in the heart of this most popular village in a secluded setting. Lea is a sought after village with a thriving community, a highly regarded primary school, church and excellent public house with restaurant. The village is approximately two and a half miles from Malmesbury, which dates back to the 11th century and is reputed to be the oldest borough in the country. This thriving pretty town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops, a Waitrose and Aldi, schools and leisure facilities available. Early tributaries of The River Avon pass around the town with pretty walks and the countryside close at hand. There are public transport services and good road access to the larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 junction 17 is only five miles south. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately 1 hour.

**PROPERTY INFORMATION**

Tenure: Freehold

EPC Rating: D

Council Tax Band: G

Mains water, electricity and oil fired central heating.



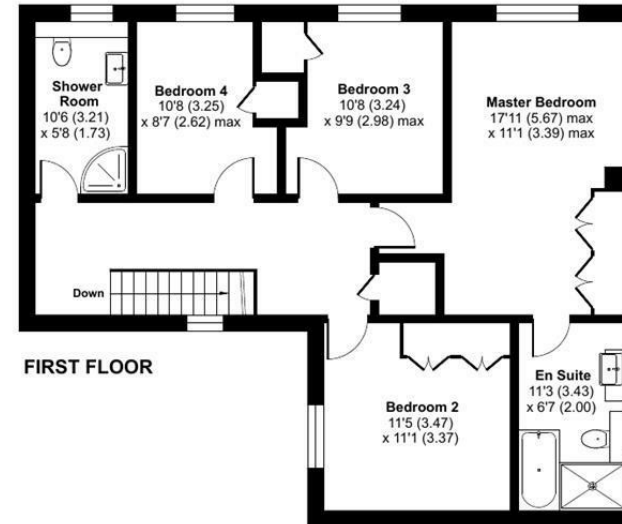
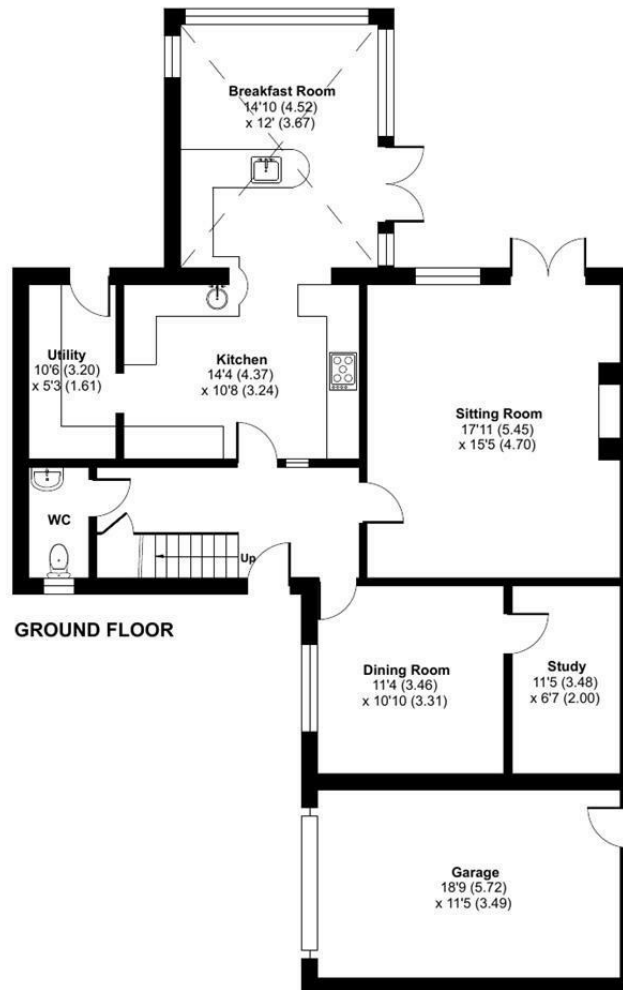
## Lea, Malmesbury, SN16

Approximate Area = 1918 sq ft / 178.1 sq m

Garage = 211 sq ft / 19.6 sq m

Total = 2129 sq ft / 197.7 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctchecom 2026. Produced for Strakers. REF: 1453557

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