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Papilon, Milbourne, Malmesbury, Wiltshire, SN16 9JB

An exciting opportunity to acquire a substantial, four-bedroom detached bungalow situated in a semi-rural hamlet on the outskirts of Malmesbury. Offered to the Market with no onward chain.

Papilon is a deceptively spacious, detached bungalow understood to have been built in 1985. The property has been owned by same family since 1987 and has been a multi-generational home for the current owners. It is lovingly presented throughout. The accommodation is all set across a single storey, but naturally split into living areas at the front and bedrooms at the rear. In all the accommodation reaches approximately 1449sq.ft and whilst adequate as it is, there is great potential to remodel if a buyer desires.

The property is entered via the front door which is under a covered porch. The entrance hallway flows through the centre of the accommodation providing access to all rooms. The sitting room sits to the front of the property and is connected to the dining room via an archway allowing the rooms to be a sociable entertaining space. There is a large picture window allowing in plenty of natural light due its southerly aspect, as well as a focal fireplace with a log burner that sits centrally in the room. Along one side is a fitted television unit with storage cupboard. The connected dining room has its own window to the side of the property, as well as a door back to the hallway. The kitchen is across the hall and is fitted with modern wall and base units that were installed in 2018. This includes a breakfast bar peninsula making it a social room and integrated appliances include a double oven, microwave, warming drawer, an induction hob, full height fridge and a dishwasher. There is a great amount of storage within the kitchen cupboards, many of which have drawers within them to aid easy accessibility. A door leads from the kitchen into the utility room which has space and plumbing for a stacked washing machine and tumble dryer. There are further fitted, full height larder units with a built-in hanging rail for coats and space for shoes. A fully glazed door opens out into the rear garden and a further door into the integral garage, which has power sockets, lighting and the oil central heating.

The second half of the hall leads to the bedrooms and family bathroom; all of which are to the rear of the bungalow. There are three double rooms and a single that all boast fitted bedroom storage. The master bedroom is accompanied by an en-suite shower room, that was refitted in 2017, and comprises an electric shower, W.C, wash basin and a heated towel rail. The family bathroom is a really great proportioned room that is fully tiled throughout the walls and floor. There is a white suite including a corner bath, separate shower cubical with a mixer shower, wash basin, W.C and a heated towel rail.

The rear garden wraps itself around the rear and both sides of the property and combining a selection of areas that all make up a very pleasant outdoor space.



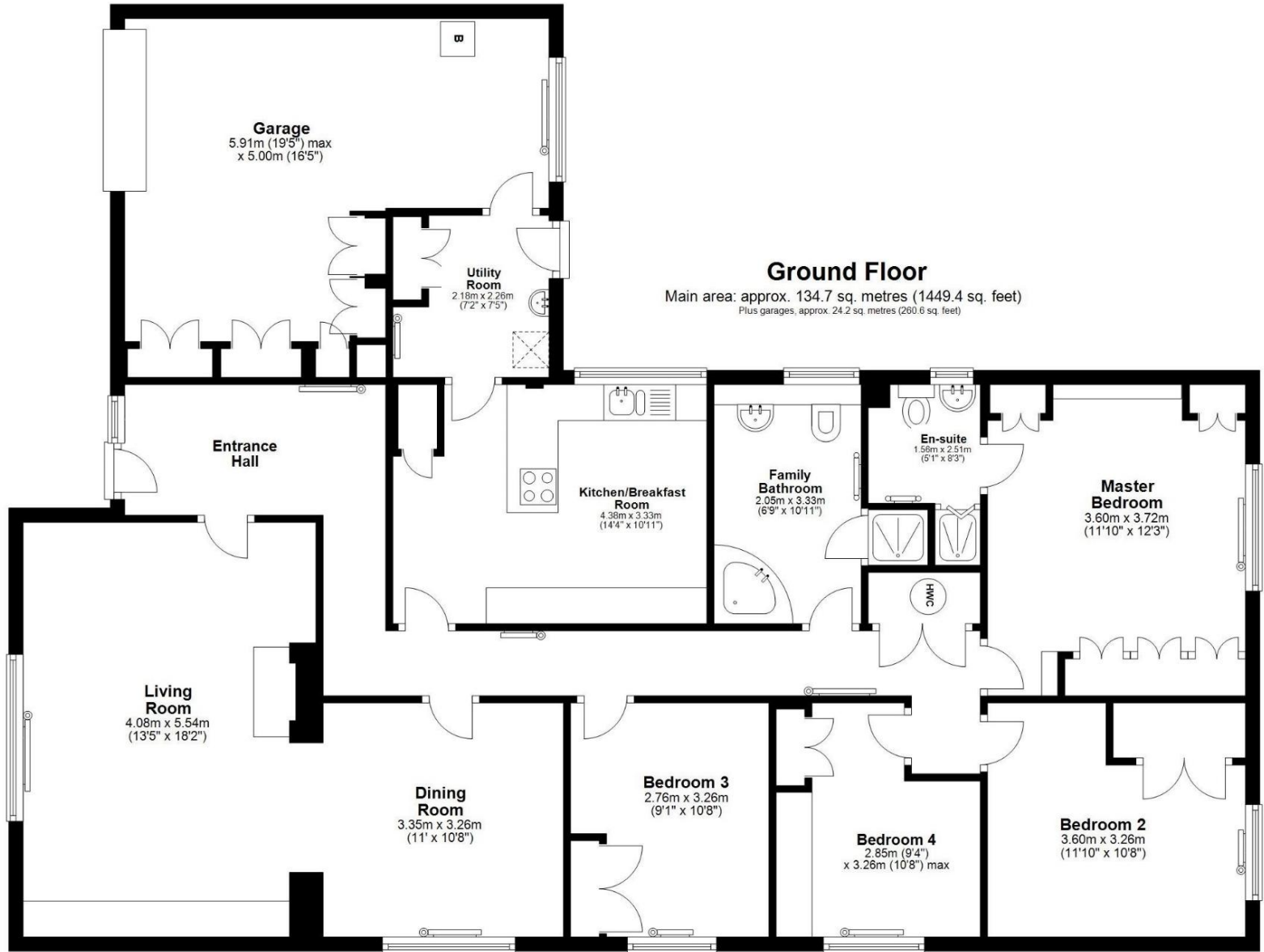
Leading directly out from the utility room is a patio terrace which accesses a side pathway to a gate leading to the front of the property. Another pathway from the patio runs alongside the first lawn which is bordered by mature flower beds with a second patio terrace that is ideal for a bistro set. A second lawn runs across the rear of the property, bordered by an attractive stone wall that creates a private boundary to neighbouring properties, with further planted borders and another patio to the far end. A stone outbuilding sits to one corner of the garden, and benefits from power sockets and lighting. This is current a handy workspace but could be converted to a home office or summer house to suit individual needs. To the other side of the bungalow are a number of raised beds perfect to grow a selection of fruit and vegetables.

To the front is a driveway that will park several vehicles in front of the garage and a lawned area sits beside this.

We understand the property is connected to mains electricity, water and drainage. The central heating is fired by oil. Council tax band E (Wiltshire Council). Access to a post box is situated opposite the property and Wi-Fi is via Giga clear Ultrafast With a Smart WiFi connection. EPC – D (63).

## Guide Price £625,000





Main area: Approx. 134.7 sq. metres (1449.4 sq. feet)  
Plus garages, approx. 24.2 sq. metres (260.6 sq. feet)

### **Situation:**

Milbourne is a small village just on the outskirts of Malmesbury, which is a beautiful, historic market town situated on the southern edge of The Cotswolds. The charming town centre has a wide array of independent shops, pubs and restaurants including a Waitrose store and a weekly artisan farmers market. The two primary schools are highly regarded, and the secondary school has been rated outstanding in its most recent Ofsted report.

Communication links are excellent with the M4 motorway (J17) to the south linking to major cities including London, Bristol and Swindon. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).

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