



📍 Loumar, The Street, Lea, Wiltshire, SN16 9PA

🏠 Guide Price £650,000

A beautifully proportioned four bedroom detached family home located in the heart of the desirable village with a thriving local community.

- Modern Family Home
- Heart of Desirable Village With Primary School
- Four Generous Bedrooms
- Two En Suite & Family Bathroom
- Three Reception Rooms + Conservatory
- Open Plan Kitchen Breakfast Room
- West Facing Rear Garden
- Large Driveway With Ample Parking
- Attached Single Garage
- No Onward Chain

🏠 Freehold

🏠 EPC Rating D



Loumar is a modern, detached family home occupying a central position within the highly desirable village of Lea. Offering approximately 2,000 sq. ft. of versatile and well-proportioned accommodation, this family home has been thoughtfully designed to suit modern living, whilst being just a level walk from the highly regarded village primary school.

The ground floor comprises an entrance hall with cloakroom and three generous reception rooms offering excellent flexibility for entertaining, family life, or home working. To the rear, a conservatory enjoys views over the garden. The open plan kitchen/breakfast room has been fitted with an extensive range of contemporary units complimented by granite work surfaces. The kitchen also features a Rangemaster cooker, integrated dishwasher, space for an American-style fridge/freezer and a large built-in utility cupboard providing practical storage and appliance space. The spacious living room is a particular feature of the home with a wood burning stove and large bay window overlooking the rear garden.

The first floor boasts four well-proportioned double bedrooms, all benefitting from fitted wardrobes and two with en-suite shower rooms. There is a separate family bathroom.

The rear garden is of an excellent size, enjoying a desirable west-facing aspect ideal for afternoon and evening sun. Predominantly laid to lawn and enclosed by timber fencing to the boundary.

The property is approached via a timber five-bar gate opening onto a generous block-paved driveway providing ample off-road parking and turning space.

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: F

Mains water, electricity and oil fired central heating.



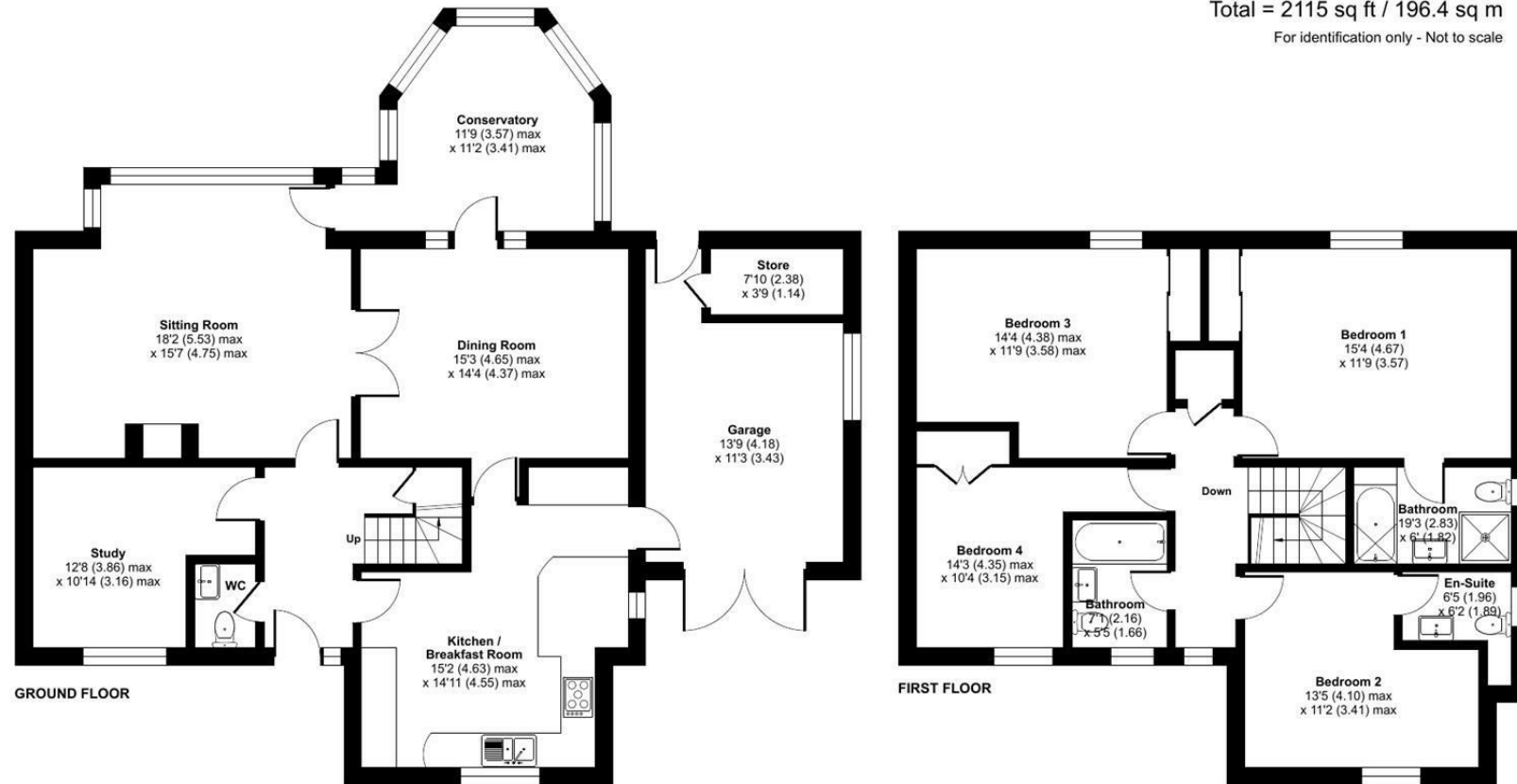
Loumar, Lea, Malmesbury, SN16

Approximate Area = 1914 sq ft / 177.8 sq m

Garage = 201 sq ft / 18.6 sq m

Total = 2115 sq ft / 196.4 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). © ntechcom 2026. Produced for Strakers. REF: 1465427

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