3 The Cedars, Lea, Wiltshire, SN16 9FE

Guide Price £650,000

Built to an impressive specification blending state of the art energy efficiency with traditional design, an attractive five bedroom detached family home located in the heart of this pictureseque village.

- Beautifully Presented Link Detached Family Home
- 'Farmington' Natural Quarried Cotswold Stone Build
- Exeptional Specification Throughout
- Unique Energy Efficiency Features
- Impressive Open Plan Living Space
- Five Bedrooms & Two En Suite
- Kitchen With Built In Appliances
- Garage & Driveway
- Good Sized, Easy To Maintain Landscaped Garden
- Heart Of Thriving Village

Freehold

EPC Rating D

Must see, immaculately presented large five bedroom family home set in the heart of this most desirable village. Offering ground breaking technology construction methods and systems that ensure a low/zero carbon output is achieved. Set in a prime position in the heart of this most desirable village, this four/five bedroom home with an additional, versatile attic room, blends state of the art energy efficiency and traditional design. Built in 2010 by F & G Builders, who have taken a painstakingly detailed approach ensuring these homes meet with current and future ECO requirements and SAP ratings.
An internal viewing is strongly recommended to appreciate this most deceptive link detached family home with a spacious and versatile interior arranged over three floors. The beautifully presented interior comprises a hallway with cloakroom, a magnificent open plan dining/family room with a separate sitting room. The kitchen is fitted with a range of wall and base units complimented by a range of integrated appliances. A door from the dining room opens into a delightful conservatory. The first floor boasts a master bedroom with en-suite bathroom, a guest bedroom with en-suite shower room, two further double bedrooms and family shower room. Stairs from the landing rise up to a spacious attic bedroom which could also be utilised as an office.
Externally the large gardens extend to the rear and side of the property and have been thoughtfully landscaped and designed for low maintenance. A flagstone patio extends to the full width, opening to an artificial lawn enclosed by an attractive stone and fenced boundary. The pathway continues around to one side with useful side access via a latched gate. The gardens enjoys a delightful sunny aspect with both morning and evening sunshine. A driveway to the front approaches an attached single garage.

**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.

**SIGNIFICANT ECO POINTS**
Some of the systems incorporated to achieve this include:
Heating and hot water by 'Ice Energy' ground source heat pump, drawn from a 60m bore hole providing heat transfer from the earth's core to an underfloor heating and pressurized hot water system in all homes.
Whole house ventilation and heat recovery system by Villavent providing a complete circulation and extraction system throughout all floors to ensure consistent temperature and humidity.
Large underground rainwater storage tanks which supply all non drinking outlets throughout the home.
Celcon Thermal building blocks (a new construction method) bonded together to provide the highest energy performance possible.

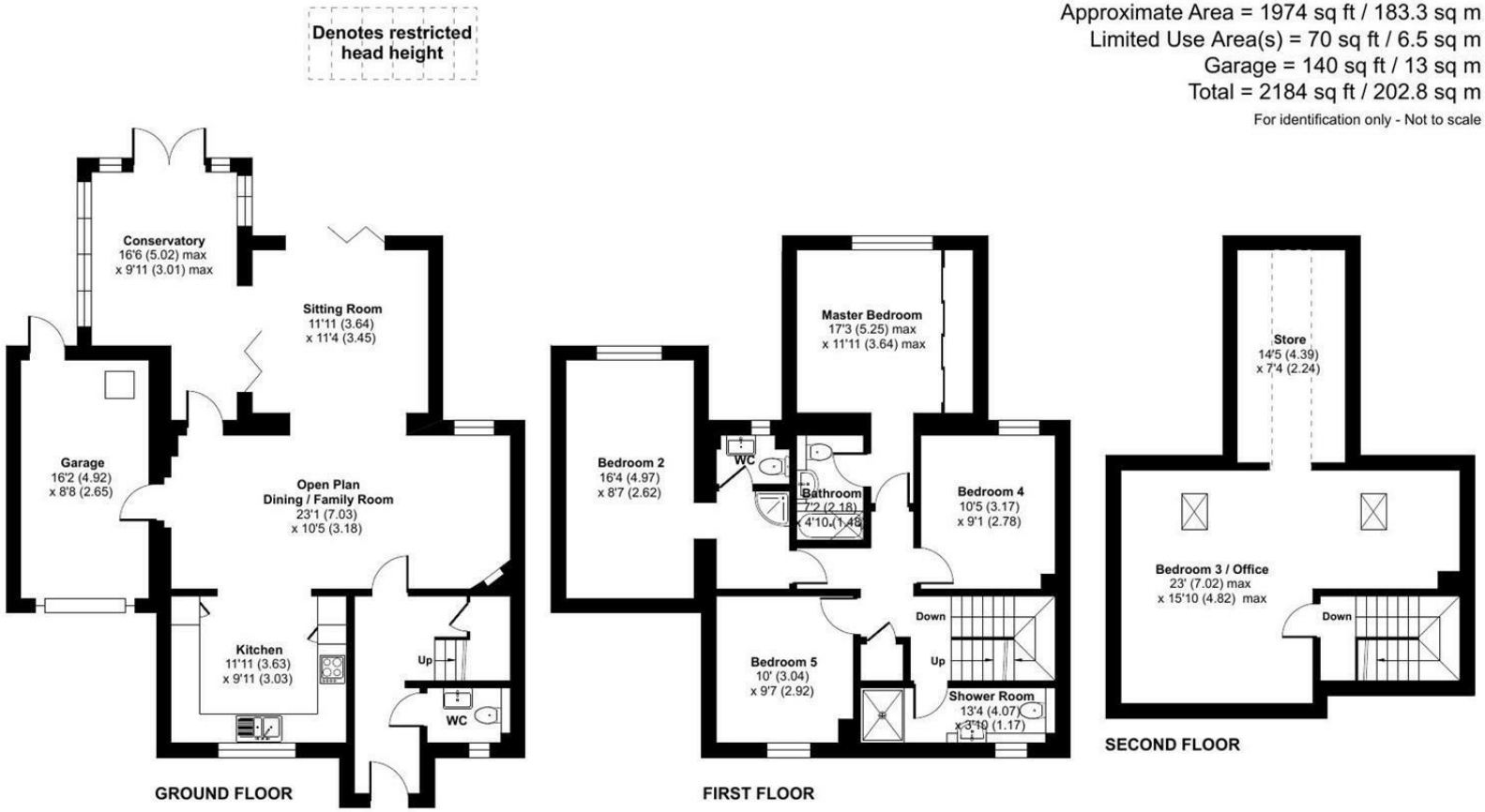
**PROPERTY INFORMATION**
Tenure: Freehold

EPC Rating: D

Council Tax Band: E

# The Cedars, Lea, Malmesbury, SN16

Approximate Area = 1974 sq ft / 183.3 sq m
Limited Use Area(s) = 70 sq ft / 6.5 sq m
Garage = 140 sq ft / 13 sq m
Total = 2184 sq ft / 202.8 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). ©nichecom 2026. Produced for Strakers. REF: 1511728

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