

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 49 Bonners Close, Malmesbury

Price Guide £595,000

Spacious detached family home (1291 sq ft) sitting on a generous corner plot

Entrance hall, sitting room, dining room, kitchen/breakfast room, utility, downstairs WC.

Master bedroom with en-suite, 3 further bedrooms, family bathroom. Double garage, driveway parking with electric charging facility.

Generous south-facing garden with sunny seating areas. Efficient solar power system installed

CHAIN FREE



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# 49 Bonners Close, Malmesbury

## The Property

A spacious four-bedroom detached home ideally positioned on the edge of the sought-after Reeds Farm development, within easy walking distance of local schools and amenities. Occupying a generous corner plot, the property benefits from a double garage, ample driveway parking, and an electric vehicle charging point, all set within a quiet cul-de-sac location. The bright and welcoming entrance hall leads to a dual-aspect sitting room with patio doors to a paved seating area, a separate dining room, and a well-appointed kitchen/breakfast room with an adjoining utility area. Upstairs, the property offers a generous principal bedroom with en-suite, three further well-proportioned bedrooms, and a family bathroom. Outside, the good-sized south-facing garden features mature shrubs and multiple seating areas, perfect for enjoying the sun throughout the day.

## General

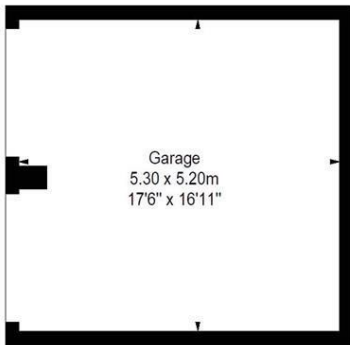
All mains connected. The gas boiler supplies central heating and hot water. Solar panels fitted in 2020 supplied by EON, reducing electricity costs by approximately 35%. UPVC double-glazed windows. Council Tax Band F - £3,802.11 payable for 2026/27. EPC rating B - 82.

## Malmesbury

Reported to be England's oldest borough, dating from around 880AD, Malmesbury is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham and Kemble. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

## Directions to SN16 9UF

Proceed to the top of Malmesbury High Street, bear left and continue to the Triangle. Here, turn right proceed down Gloucester Road, over the first two roundabouts and at the third roundabout branch right onto the Reeds Farm Estate. Turn left into Webb's Way and take the first right into Bonners Close and then first right again. The property can be found at the end of the cul-de-sac.



Approx. Gross Internal House Area \*

119.93 M<sup>2</sup> - 1291 Ft<sup>2</sup>

Approx. Gross Garage Area \*

27.68 M<sup>2</sup> - 298 Ft<sup>2</sup>

Approx. Gross Total Area \*

147.62 M<sup>2</sup> - 1589 Ft<sup>2</sup>

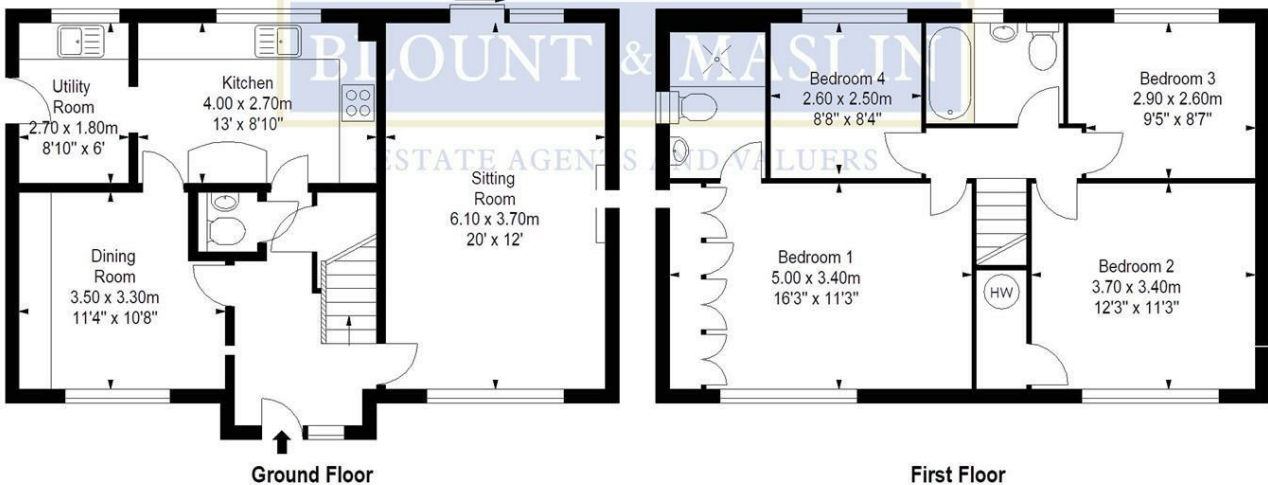


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice