



📍 110 Avenue De Gien, Malmesbury, Wiltshire, SN16 9GY

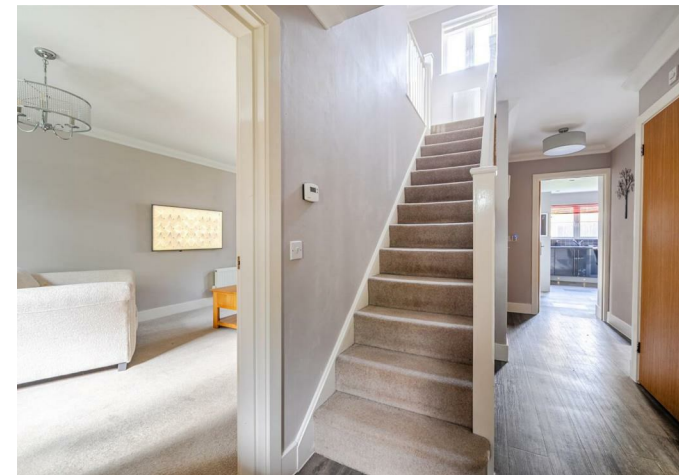
🏠 Guide Price £550,000

A modern four bedroom detached family home thoughtfully extended to provide beautifully proportioned accommodation.

- Impressive Detached Family Home
- Magnificent Specification Throughout
- Two Thoughtfully Designed Extensions
- Four Bedrooms
- Family Bathroom + Two En Suite
- Three Reception Rooms
- Kitchen Breakfast Room + Utility/Boot Room
- Landscaped Rear Garden
- Garage, Parking Space + EV Charging Point
- Delightful Setting On Favoured Close

🏡 Freehold

🏠 EPC Rating C



A tastefully presented four bedroom detached family home located in a private setting on this sought after development. The current owners purchased the property from new, however have made a number of significant and tasteful enhancements that include a ground and two storey rear extension. These two thoughtfully designed and impressive extensions provide wonderful and versatile accommodation and it is only by an internal viewing can this be appreciated. The beautifully proportioned interior is arranged over two floors comprising an entrance hall with cloakroom, a double aspect sitting room, dining room and study. A door from the hallway opens into a spacious kitchen breakfast room fitted with a range of modern units, integrated appliances and a breakfast bar. There is a good sized utility/boot room on the ground floor. Stairs from the hallway rise up to the first floor with a master bedroom benefitting from an en suite shower room and fitted wardrobes and a guest bedroom with en suite shower room. There are two further bedrooms and a family bathroom. French doors from the dining room open into an enclosed, easy to maintain, landscaped rear garden which is predominantly laid to lawn and enclosed by a fenced and walled boundary. A raised, timber decked patio with pergola has been carefully positioned to enjoy the late afternoon and evening sunshine. A door at the rear of the garden opens into a single garage with an additional parking space and useful EV charging point.

#### SITUATION

Located in delightful position on this favoured close with open lawn to the front, on the northern edge of this historic town and within a short distance of country walks and the picturesque River Avon. Malmesbury is reputed to be the oldest borough in the country dating back to the 11th Century. This thriving pretty town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops, including a Waitrose, award winning schools, and leisure facilities. 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: C

Council Tax Band D

Mains Electric, Gas, Water & Drainage



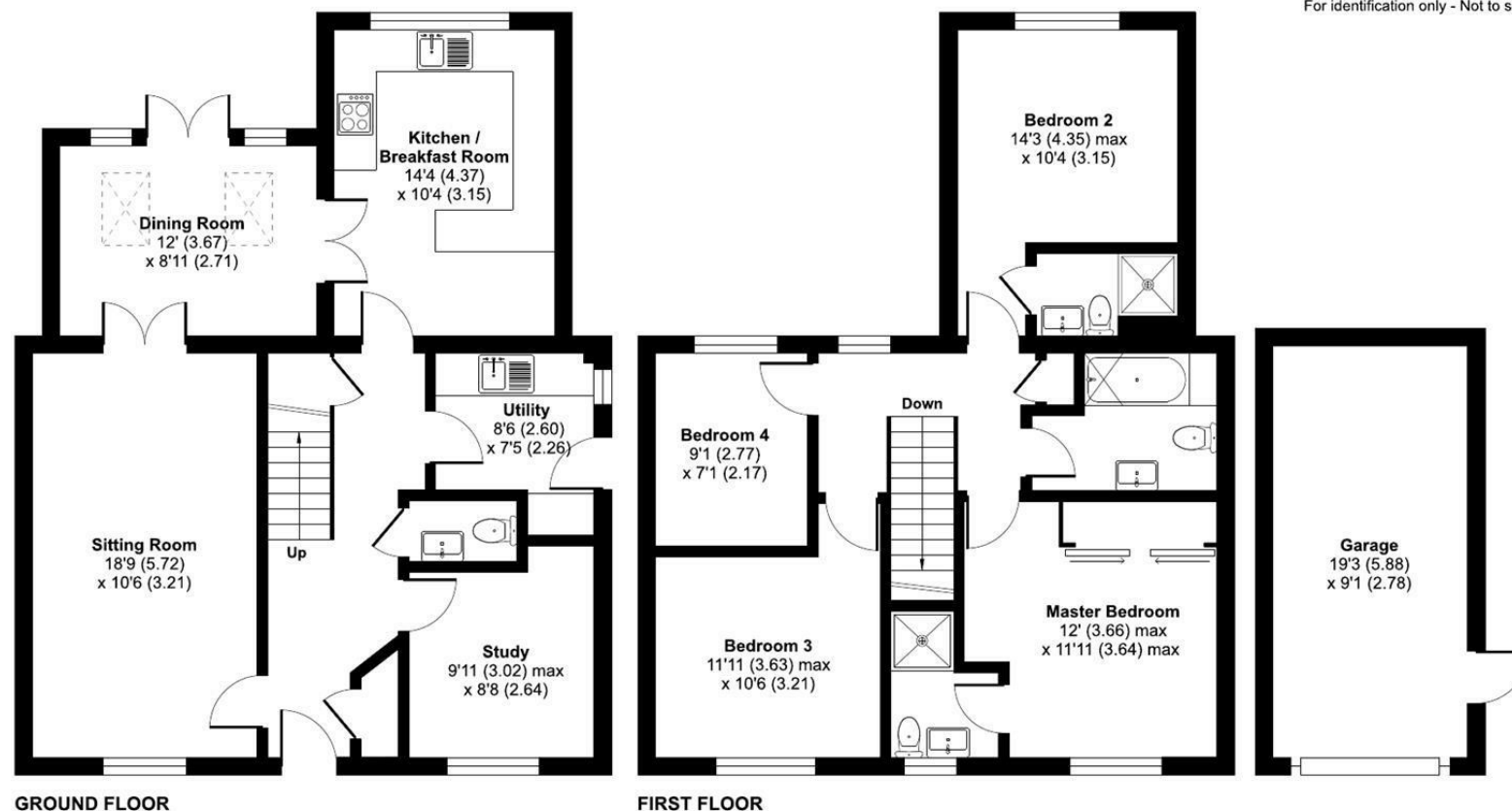
# Avenue De Gien, Malmesbury, SN16

Approximate Area = 1435 sq ft / 133.3 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 1611 sq ft / 149.6 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). ©nichcom 2025. Produced for Strakers. REF: 1280657

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