

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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35 Wheeler Way, Malmesbury

Price Guide £650,000

Beautifully presented spacious 5 bedroom family home (1833 sq ft) in a sought-after location on the northern edge of Malmesbury

Entrance hall, sitting room, kitchen/dining/family room, utility, cloakroom. 1st floor master bedroom with en-suite and dressing area, 3 further bedrooms and family bathroom. 2nd floor guest suite with double bedroom, dressing room, en-suite and landing area. Gated driveway parking and garage. Gardens.



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The Property

Situated in a highly sought-after location on the northern edge of Malmesbury, this light-filled and spacious family home offers well-balanced accommodation and excellent flexibility for modern living. At the heart of the home is an exceptional kitchen/dining/family room with adjoining utility area. The ground floor also features a welcoming entrance hall leading to a good size sitting room with study area, and cloakroom. Upstairs, the spacious master bedroom has an en-suite shower room and a dressing area. 3 further bedrooms and a family bathroom complete the first floor. The second floor offers excellent additional accommodation, including a further double bedroom, spacious landing area, dressing room, and en-suite facilities, making it ideal for guests, older children, or multi-generational living. Outside, the property is complemented by a lawned rear garden with raised beds and established trees, creating a private and attractive outdoor space ideal for relaxing and entertaining. Further benefits include gated driveway parking leading to a garage. Ideally located within walking distance of schools, local amenities, and the town centre, this is a superb family home in one of the area's most popular locations.

General

All mains are connected. The annually serviced gas boiler provides central heating and hot water. UPVC double glazed windows are fitted throughout. Council Tax band F - £3,802.11 payable for 2026/27. An annual maintenance charge of £212.50 has been paid for 2026 for upkeep of grass areas and hedging. EPC B - 87.

Malmesbury

Reported to be England's oldest borough, dating from around 880AD, and voted Best Town in the South West in 2026. 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 9GD

At the top of the High Street, bear left and at the Triangle bear right and continue down Gloucester Road, over the roundabouts and up Tetbury Hill. At the roundabout at the top of the hill, bear right onto the bypass (B4014). Continue along this road and take the second right into Snell Avenue, which is the Filands View development. Follow Snell avenue round to the right and then take the right turn after the green. Number 35 is the first house on the right.

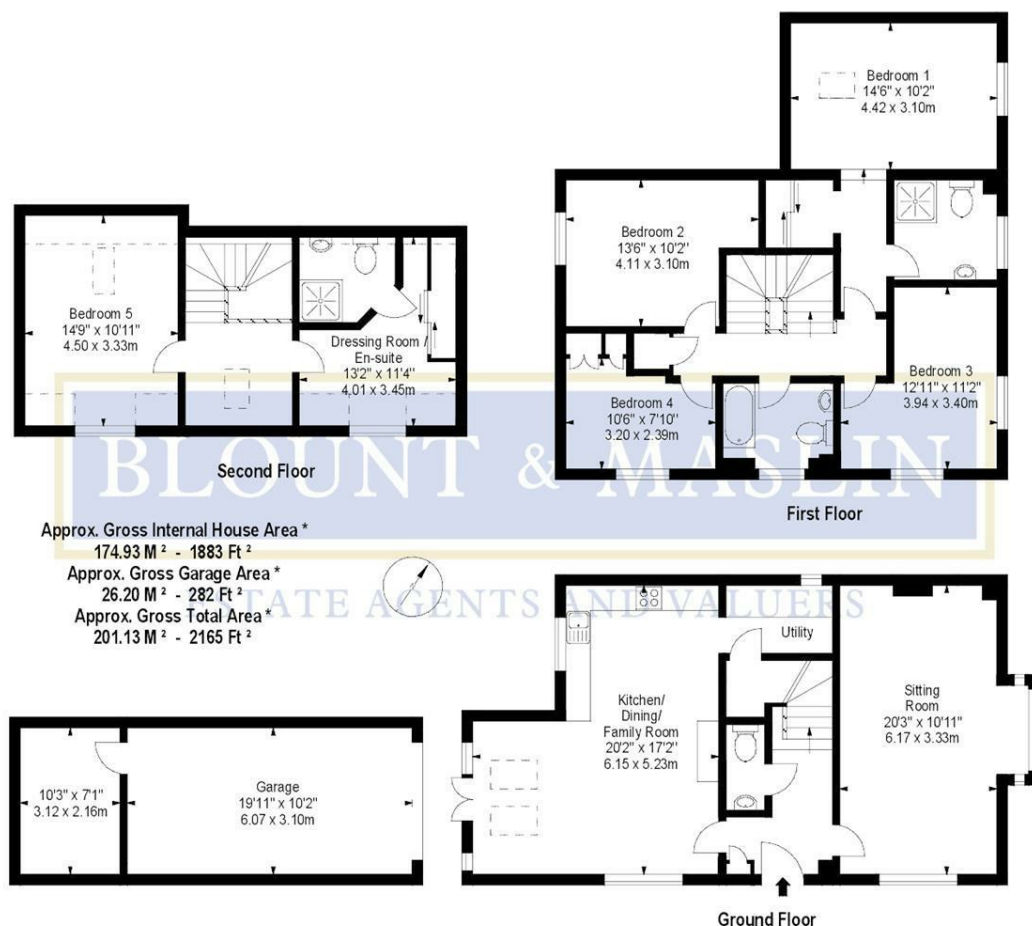


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice