



📍 9 Common Road, Malmesbury, Wiltshire, SN16 0HN

🏠 Guide Price £625,000

Located in a desirable setting on the rural edge of the town, this spacious three bedroom detached family home stands amid large, established gardens.

- Detached Family Home
- Potential To Update & Modernise
- Three Double Bedrooms
- Two En Suite + Family Bathroom
- Three Receptions Rooms + Conservatory
- Owned By Current Family For 36 Years
- Driveway & Double Garage
- Established Gardens To Three Sides
- Solar Heating Panels
- Rural Edge Of Malmesbury Yet Convenient For The Town

🏡 Freehold

📊 EPC Rating B



A spacious three-bedroom detached family home occupying a desirable position on the rural edge of the town. Having been in the same ownership for the past 36 years, the property would now benefit from cosmetic updating and modernisation, offering an excellent opportunity for buyers to refurbish and personalise to their own specification.

The ground floor accommodation comprises an entrance hall, generous open-plan sitting room with wood-burning stove, two further reception rooms, kitchen and conservatory. To the first floor are three double bedrooms, two with en suite shower rooms, together with a separate family bathroom.

Outside, the property stands amid large gardens extending to three sides, being predominantly laid to lawn and stocked with a variety of plants, shrubs and mature hedging, providing a good degree of privacy. A driveway to the front continues around to the rear, approaching a detached double garage with ample parking and turning space.

SITUATION

Located on the rural edge of this historic town, in a sought after position, 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 and amenities, 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 an hour.

PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: B

Council Tax Band: F

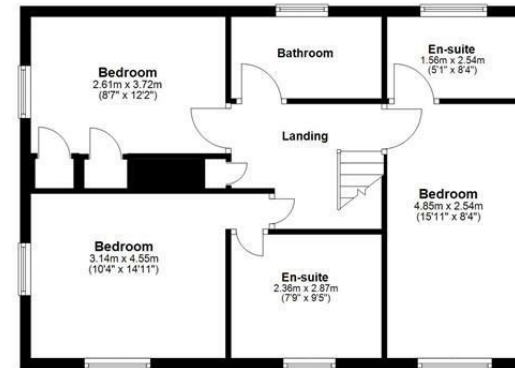
Mains water and drainage, oil fired central heating and solar panels.



Ground Floor
Approx. 118.3 sq. metres (1273.6 sq. feet)



First Floor
Approx. 60.7 sq. metres (653.5 sq. feet)



Total area: approx. 179.0 sq. metres (1927.1 sq. feet)

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