



⑨ 2 Cole Close, Malmesbury, Wiltshire, SN16 9FU

∅ Guide Price £390,000

Located in a cul de sac setting with delightful wooded outlook, a substantial four bedroom ,three storey town house with magnificent open plan living space, large west facing garden, car port and parking space.

- Impressive Three Storey Town House
- Popular Development With Riverside Walkways Closeby
- Built In 2017 By Hills Homes
- Magnificent Open Plan Living Space
- Kitchen/Dining Room + Integrated Appliances
- Four Bedrooms + Two En Suite + Family Bathroom
- Large, Wide, Level Landscaped Garden
- Delightful West Facing Aspect With Wooded Outlook
- Covered Car Port + Parking Space
- Cul De Sac Setting

∅ Freehold

⑩ EPC Rating B



A most attractive three storey, four bedroom town house with carport and large west facing garden, located in an outstanding and exclusive development of beautifully designed homes. Built by Hill Homes in 2017 to the highest specification and constructed from a mix of brick and render with stone cills under a slate roof. The current owners purchased the property "The Ollerton" from new and redesigned the interior to their own exacting standards and design. The ground floor comprises an entrance hall with a useful utility room and a master bedroom with en suite shower room. French doors open onto a delightful, enclosed courtyard garden. The first floor boasts magnificent open plan living space with a spacious kitchen/dining room fitted with a comprehensive range of wall and base units complimented by a range of integrated appliances. The accommodation flows into an impressive sitting room with delightful views over the garden and wooded views beyond. There are two double bedrooms, one with an en suite shower room, a further bedroom/study and a family bathroom on the second floor. French doors from the sitting room lead onto a patio with attractive wrought iron balustrade, which opens to the large and particularly wide landscaped garden. A covered car port is located to the front of the property with an additional parking space and built in storage cupboards.

SITUATION

The property is located in a delightful setting and forms part of the Cowbridge Mill development which is located on the rural edge of Malmesbury overlooking the River Avon. The old and new blend perfectly in Malmesbury, narrow medieval streets, ancient monuments and historic gems are complimented by modern shopping and quaint boutiques. This thriving pretty market 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 15 minutes.

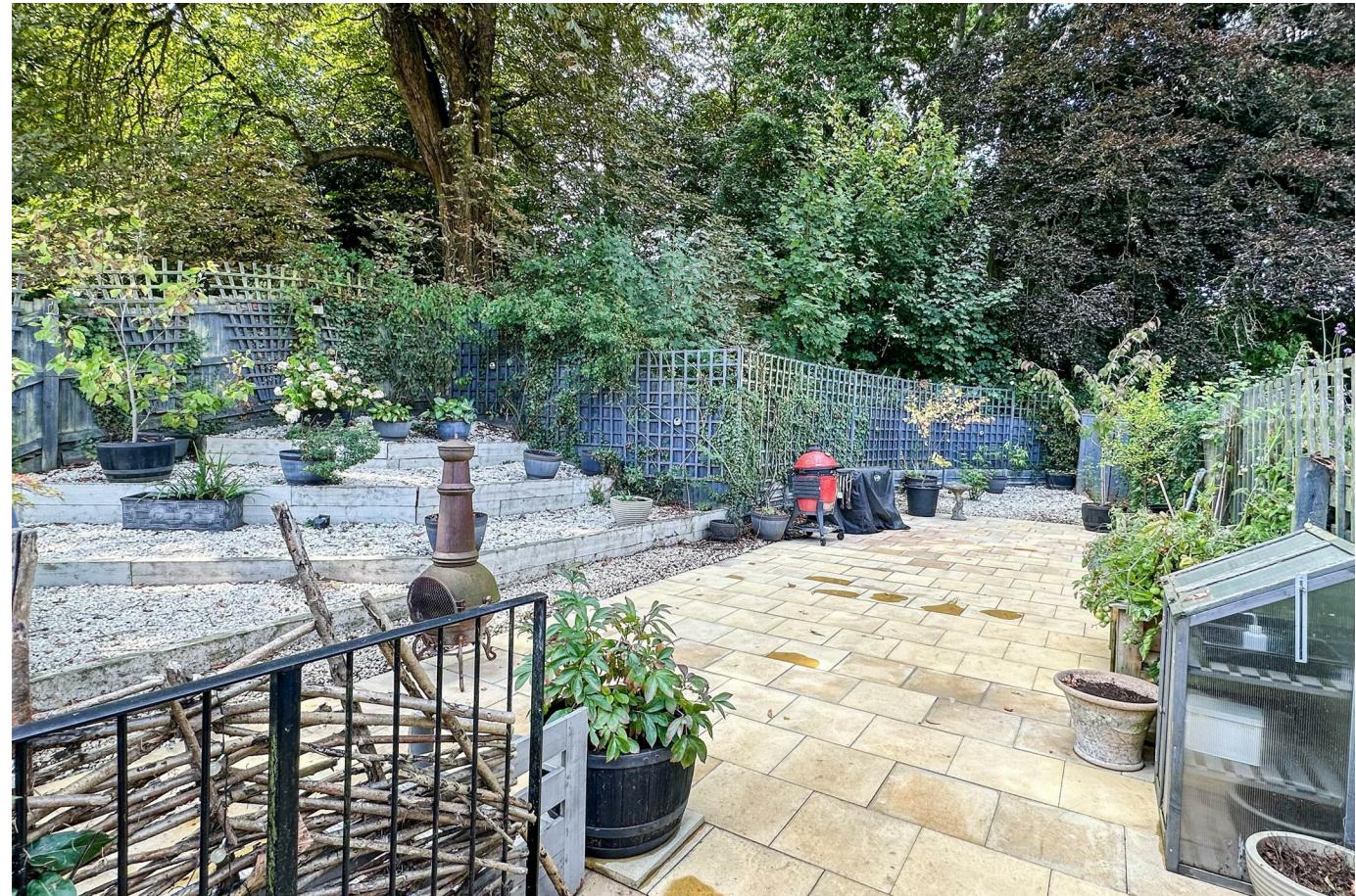
PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: B

Council Tax Band: D

Mains water, gas and electricity. There is a annual service charge of approximately £180 for upkeep of the communal grounds of the cul de sac.



do not keep up repayments on a mortgage or other loan secured on it.
These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to the accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you

Total area: approx. 149.8 sq. metres (1612.6 sq. feet)

