





📍 42 Wheeler Way, Malmesbury, Wiltshire, SN16 9GD

🏠 Guide Price £625,000

A recently built three bedroom family home with tastefully presented and versatile accommodation arranged over three floors.

- Modern Town House
- Tastefully Presented
- Spacious & Versatile Accommodation
- Impressive Kitchen/Dining/Family Room
- Impressive Bay Fronted Sitting Room
- Five Bedrooms + Two En Suite & Family Bathroom
- Utility & Cloakroom
- Attractive Landscaped Garden
- Parking For Three Cars
- Large Garage + Storeroom

🏡 Freehold

🏠 EPC Rating B





**\*\*FIVE BEDROOMS\*\*STUNNING OPEN PLAN KITCHEN\*\*TWO EN SUITE + BATHROOM\*\*LANDSCAPED GARDENS\*\*GOOD SIZED GARAGE & STOREROOM\*\***

A beautifully presented five bedroom detached family home located on this sought after development, built by Bloor Homes in recent years. The versatile interior is arranged over three floors comprising an entrance hall with cloakroom, a spacious bay fronted sitting room, magnificent open plan kitchen/dining room and utility room. The kitchen is fitted with a comprehensive range of wall and base units complimented by integrated appliances to include fridge/freezer, double oven and induction hob. There is a separate utility room with space and plumbing for a washing machine and tumble dryer. The first floor boasts a master bedroom suite with a shower room and dressing room with two further double bedrooms and a family bathroom. A turned staircase from the landing rises up to the the second floor with two further bedrooms, one benefitting from an en suite shower room. Externally the garden has been landscaped with a large flagstone patio extending to the full width of the property. The rear garden is predominantly laid to lawn with an attractive timber sleeper flower bed, all enclosed by an attractive stone boundary wall. A driveway to the side approaches a large single garage with power and light with a useful storeroom at the rear. This storeroom could be converted to be used as a study or office.

#### **SITUATION**

Located in a delightful setting on the recently constructed Filands View development 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 an hour.

#### **PROPERTY INFORMATION**

Tenure: Freehold

EPC Rating: B

Council Tax Band: F

All mains services to include Fibre Broadband.

Annual service estate charge paid to Greensquare Accord of approximately £200 p.a.

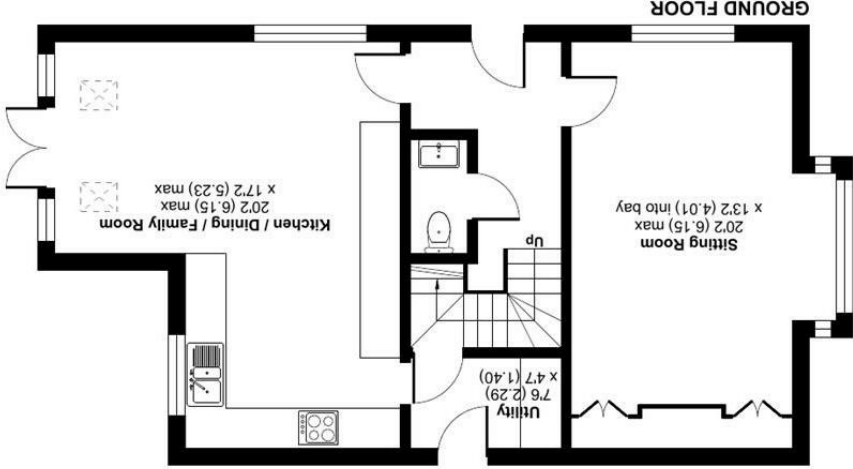
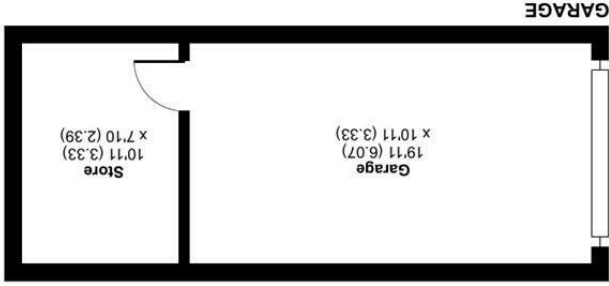
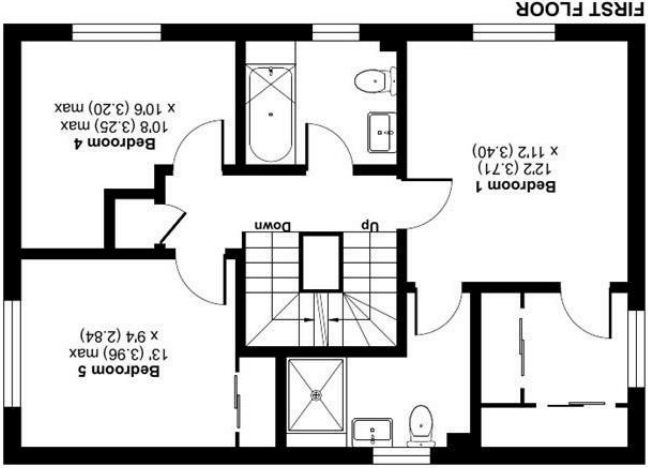
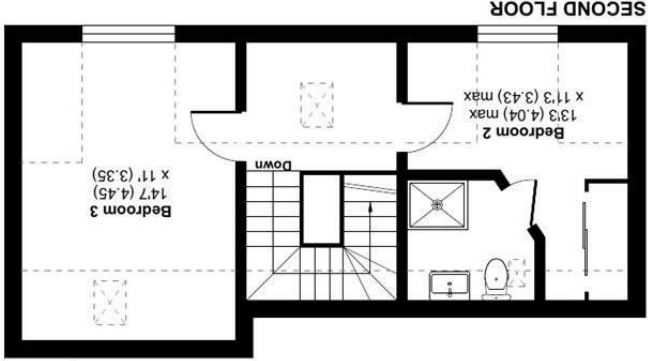
The property benefits from the remainder of the 10 year NHBC build warranty.



# Wheeler Way, Malmesbury, SN16

Approximate Area = 1532 sq ft / 142.3 sq m  
Limited Use Area(s) = 177 sq ft / 16.4 sq m  
Garage = 312 sq ft / 28.9 sq m  
Total = 2021 sq ft / 187.6 sq m  
For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Strakers. REF: 1203733

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