





📍 75, Sir Bernard Lovell Road, Malmesbury, SN16 9FN

🏠 Guide Price £395,000

A well proportioned four bedroom town house with a versatile and tastefully presented interior arranged over three floors.

- Three Storey Town House
- Tastefully Presented
- Interior Over Three Floors
- Four Generous Bedrooms
- Magnificent Open Plan Kitchen
- En Suite + Family Bathroom
- West Facing Aspect
- Landscaped Rear Garden
- Garage + Parking
- Close To Riverside Walkways

🏡 Freehold

🏠 EPC Rating C





A modern four bedroom town house, located in a delightful setting at the rear of this attractive riverside development. The well proportioned and versatile interior is arranged over three floors and is beautifully presented throughout. The ground floor comprises an entrance hall with cloakroom and a magnificent open plan kitchen/dining room. The current owners have redesigned this wonderful open plan accommodation with a bespoke Intoto fitted kitchen, complemented by Corian work surfaces, breakfast bar and a range of integrated appliances to include an induction hob, twin ovens, fridge/freezer, dishwasher and washing machine. There is a spacious sitting room with Juliette balcony overlooking the garden and master bedroom with en suite shower room on the first floor. Stairs from the landing rise up the second floor with three further generous bedrooms and a family bathroom. Externally the west facing rear garden has been thoughtfully landscaped to be easy to maintain with a lovely decked patio extending to the full width of the property. The garden is enclosed by a fenced boundary with a gate at the rear leading to a single garage with useful additional storage built in storage cupboards. There is a parking space in front of the garage.

#### 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 an hour.

#### PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: C

Council Tax Band: D

Mains water, gas and electricity. There is a annual service charge of approximately £400 for upkeep of the communal grounds of the development.



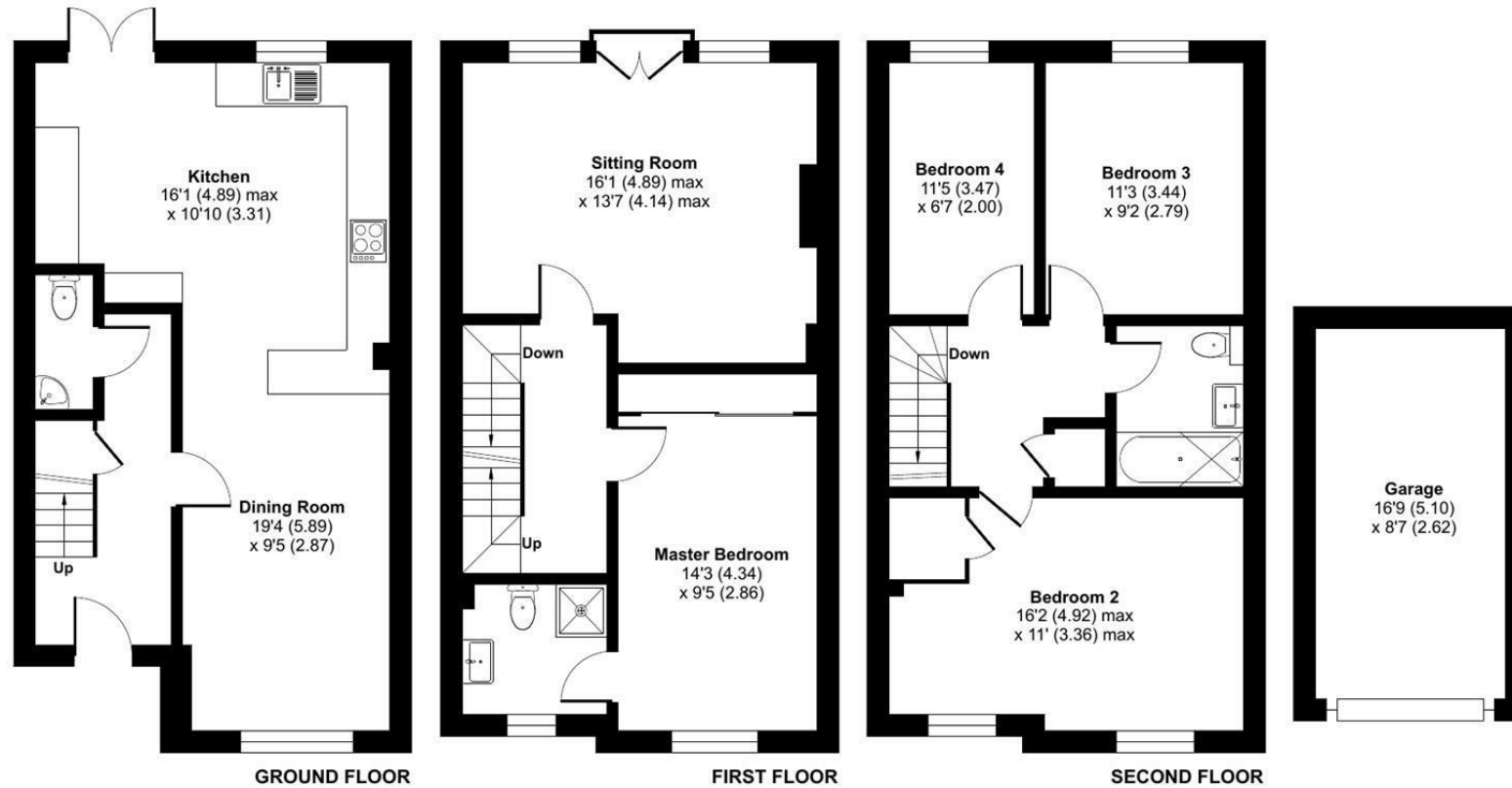
## Sir Bernard Lovell Road, Malmesbury, SN16

Approximate Area = 1417 sq ft / 131.6 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1561 sq ft / 144.9 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). © nitchecom 2025. Produced for Strakers. REF: 1386239

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