



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

⌚ Guide Price £340,000

A modern three bedroom home built by Hills Homes in 2017, located in delightful, cul de sac setting close to the walkways beside the River Avon.

- Modern Family Home
- Popular Development With Riverside Walkways Closeby
- Built In 2017 By Hills Homes
- Magnificent Open Plan Living Space
- Kitchen/Dining Room With Integrated Appliances
- Three Bedrooms
- En suite Shower + Family Bathroom
- West Facing Aspect With Wooded Outlook
- Cul de Sac Setting + Allocated Parking
- Easy to Maintain Garden

⌚ Freehold

⑩ EPC Rating C



This attractive, modern family home forms part of this outstanding and exclusive development situated on the rural edge of Malmesbury, in an idyllic location convenient for the town yet close to the rural walkways beside The River Avon. Beautifully designed and traditionally built to the highest specification by Hills Homes in 2017, this attractive three bedroom cottage style home enjoys delightful west facing, wooded views to the rear. The tastefully presented interior is arranged over two floors comprising a hallway with cloakroom, an open plan sitting room with French doors opening into the rear garden and fitted kitchen/dining room with a range of integrated appliances. There are three bedrooms, the main bedroom benefitting from an en suite shower room and a family bathroom on the first floor. A paved patio and pathway extends to the rear and one side of the property, providing useful side access. The enclosed, easy to maintain garden is laid to lawn and enclosed by a fenced boundary. There is a single parking space located directly in front of the property.

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: C

Council Tax Band: C

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



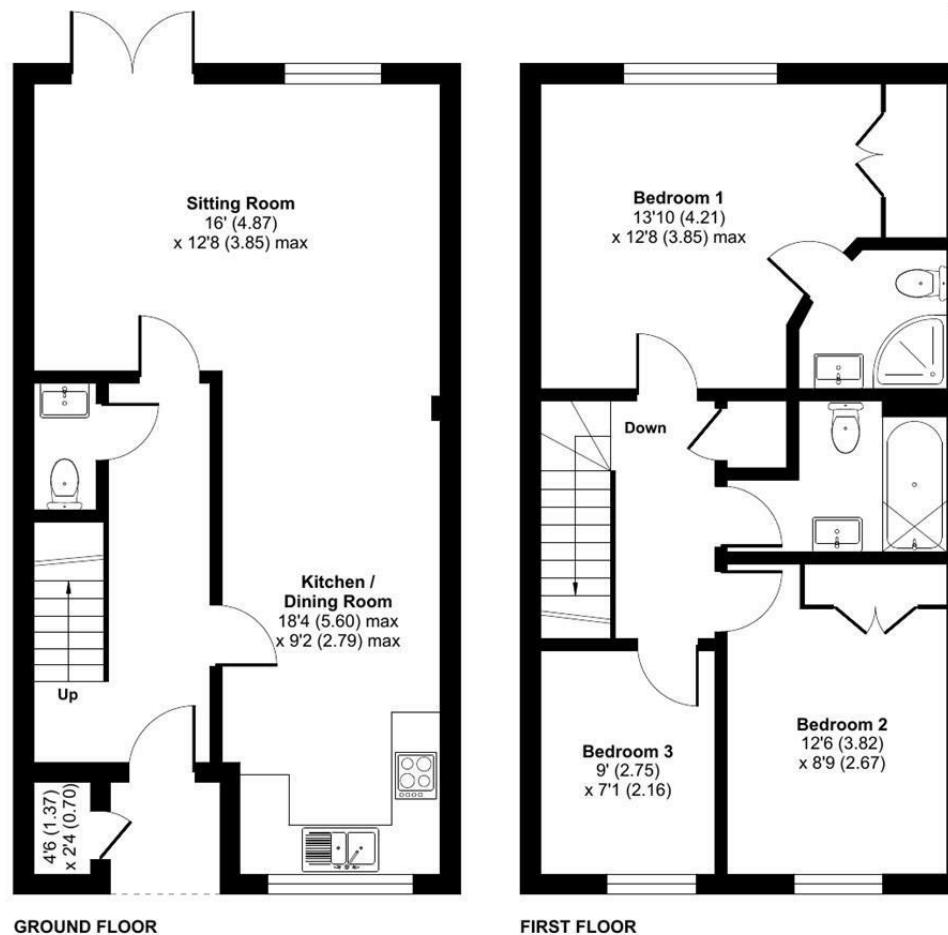
Cole Close, Malmesbury, SN16

Approximate Area = 1016 sq ft / 94.3 sq m

Outbuilding = 10 sq ft / 0.9 sq m

Total = 1026 sq ft / 95.2 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). ©nichecom 2025.
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