



## Knighton , Charlton

Price Guide £795,000

A detached stone built family home (2013 sq ft), situated in heart of this sought after village, with fabulous views over open countryside to the rear.

Master bedroom with dressing room and en-suite, 3 further bedrooms, family bathroom. Entrance hall, cloakroom, kitchen, dining room, sitting room, study. Double garage, ample parking.  
NO ONWARD CHAIN



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## The Property

A well presented detached stone built property (2013 sq ft) with fabulous countryside views to the rear. A five-bar gate leads to a gravelled driveway offering ample parking and access to a double garage with remote operated door and internal access to the house. The accommodation includes a spacious entrance hall, a well-equipped kitchen with rangemaster stove and adjoining dining room, a sitting room with log burning stove, a study and cloakroom. Upstairs, the impressive master bedroom features a dressing room and en-suite shower room. There are two further double bedrooms, a single bedroom, and a family bathroom with shower over the bath. The rear south facing garden is a key feature, generous in size and is well established with mature planting. It includes a paved terrace running the full width of the house, central paved seating area, raised vegetable beds, pleached fruit trees, and a garden shed.

## General

Mains water, electricity and drainage are connected. The ground floor is heated by underfloor electric heating. An air source heat pump has been installed providing an efficient heating and cooling system to the first floor. Council Tax Band G - £3,326.27 payable for 2025/26. EPC rated E - 54

## Charlton

The desirable rural parish of Charlton offers a charming village setting with a strong sense of community. Amenities include the well-regarded village pub and restaurant, The Horse & Groom, together with a historic

12th-century parish church. Many of the village's activities centre around the busy Village Hall, which has a large adjacent playing field including the village cricket pitch. The neighbouring and vibrant market town of Malmesbury lies approximately two miles to the west and is widely regarded as England's oldest borough, with origins dating back to around 880 AD. The town is renowned for the magnificent Malmesbury Abbey, a beautiful 12th-century abbey, as well as the historic Malmesbury Market Cross dating from the 15th century. Its charming High Street offers unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham and Kemble. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

## Directions to SN16 9DL

Head east from Malmesbury on the B4040 to Charlton. Continue into the village, around the sharp right hand bend, and the property can be found a short distance along, on the right hand side, opposite the entrance to the village hall, denoted by our For Sale board. what3words: skies.wanted.list

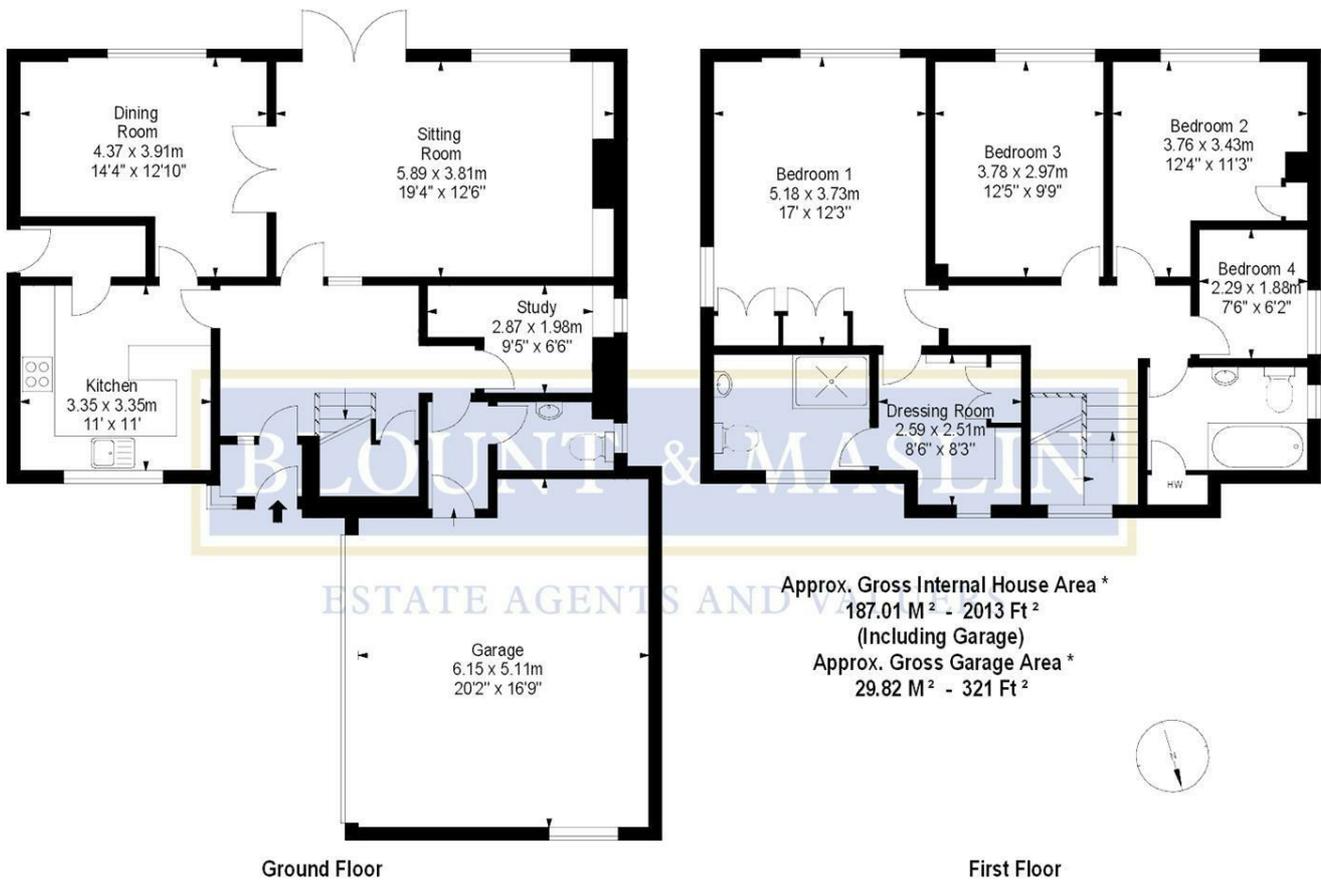


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice