

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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**School Close, Burton Hill, Malmesbury**

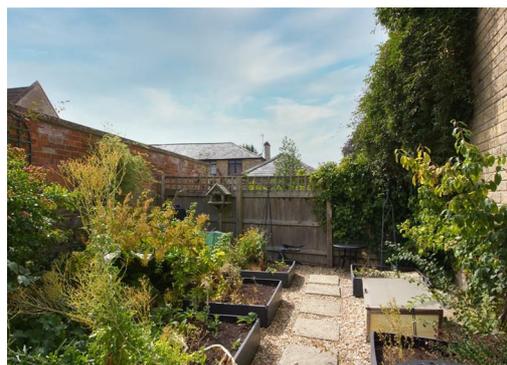
**Price Guide £450,000**

Well presented 4-bedroom detached home (1001 sq ft) near Malmesbury town centre

Four bedrooms, family shower room. Hallway, WC, sitting room, dining room, kitchen.

Enclosed rear garden, single garage and driveway parking for 2 cars.

CHAIN FREE



[www.blount-maslin.co.uk](http://www.blount-maslin.co.uk)



# 1 School Close, Malmesbury

## The Property

This well maintained modern detached home is one of just two built in the 1980s, offering spacious and versatile accommodation within easy walking distance of Malmesbury town centre and local amenities. The ground floor features an entrance hallway, convenient cloakroom, generous sitting room leading to the dining room, and a well-equipped kitchen. Upstairs, there are three spacious double bedrooms and a fourth single bedroom, currently used as a dressing room, along with a family shower room. Outside, the property benefits from a detached garage and driveway parking for two vehicles. The attractive rear garden is mainly laid to lawn, with mature planting, raised vegetable beds, and a sunny seating area—ideal for outdoor dining and relaxation.

This is a rare opportunity to acquire a modern, non-estate move-in-ready home close to the town's amenities.

## General

All mains connected. A Worcester gas combination boiler provides heating and hot water. Council Tax Band E - £2,782.98 payable for 2025/26. EPC rating C - 71.

## Malmesbury

Reported to be England's oldest borough, dating from around 880AD,

Malmesbury is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with 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 0EL

Proceed down the High Street, past the Silk Mills and at the Priory roundabout take the A429 heading south towards Chippenham. As you leave the town there is a Lodge House on your right, by a pillared entrance. Turn in here, bearing right, onto a private drive that leads to the property. <https://what3words.com/munched.included.weeps>



## Approx. Gross Internal House Area \*

92.99 M<sup>2</sup> - 1001 Ft<sup>2</sup>

## Approx. Gross Garage Area \*

15.98 M<sup>2</sup> - 172 Ft<sup>2</sup>

## Approx. Gross Total Area \*

108.97 M<sup>2</sup> - 1173 Ft<sup>2</sup>



Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice