

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 1 Hanks Close, Malmesbury

Price Guide £440,000

A beautifully presented detached family home (982 sq ft) situated on the popular Reeds Farm development, with west facing garden.

3 bedrooms, family bathroom with separate shower. Entrance hall, sitting room, kitchen/dining room, conservatory, inner lobby and cloakroom.

Single garage, off road parking for two cars.



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# 1 Hanks Close, Malmesbury

## The Property

A beautifully presented detached three-bedroom family home, occupying an elevated position within the sought-after Reeds Farm development. Ideally located within easy walking distance of local schools and shops, the property offers both convenience and a practical layout well suited to modern living.

The accommodation includes an entrance hall leading to a welcoming sitting room with a wood-burning stove, and doors to a conservatory overlooking the rear garden. The fully fitted kitchen/dining room is equipped with a Belling electric range cooker and further integrated appliances. A ground-floor WC and inner lobby completes the downstairs layout. Upstairs there are three bedrooms (two doubles and one single), served by a stylish family bathroom with a separate shower enclosure. Outside, the property benefits from gardens to the front, rear and side, providing excellent outdoor space. A single garage and driveway parking for two cars offer practical storage and parking solutions. The home enjoys an attractive east-west orientation, allowing for plenty of natural light throughout the day.

## General

All mains connected. A combination gas boiler (installed in 2024) provides central heating and hot water. Council Tax Band D - £2,506.25 payable for 2025/26. EPC rating C - 70.

## 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 9UA

At the top of Malmesbury High Street bear left and continue past the Abbey to the Triangle. Turn right and proceed down Gloucester Road, over the roundabouts and branch right onto the Reeds Farm development. Turn left into Webbs Way and third left into Michael Pym's Road. Hanks Close is the third on the left and the house will be found on your left as you turn into the close.

Approx. Gross Internal House Area \*  
91.23 M<sup>2</sup> - 982 Ft<sup>2</sup>

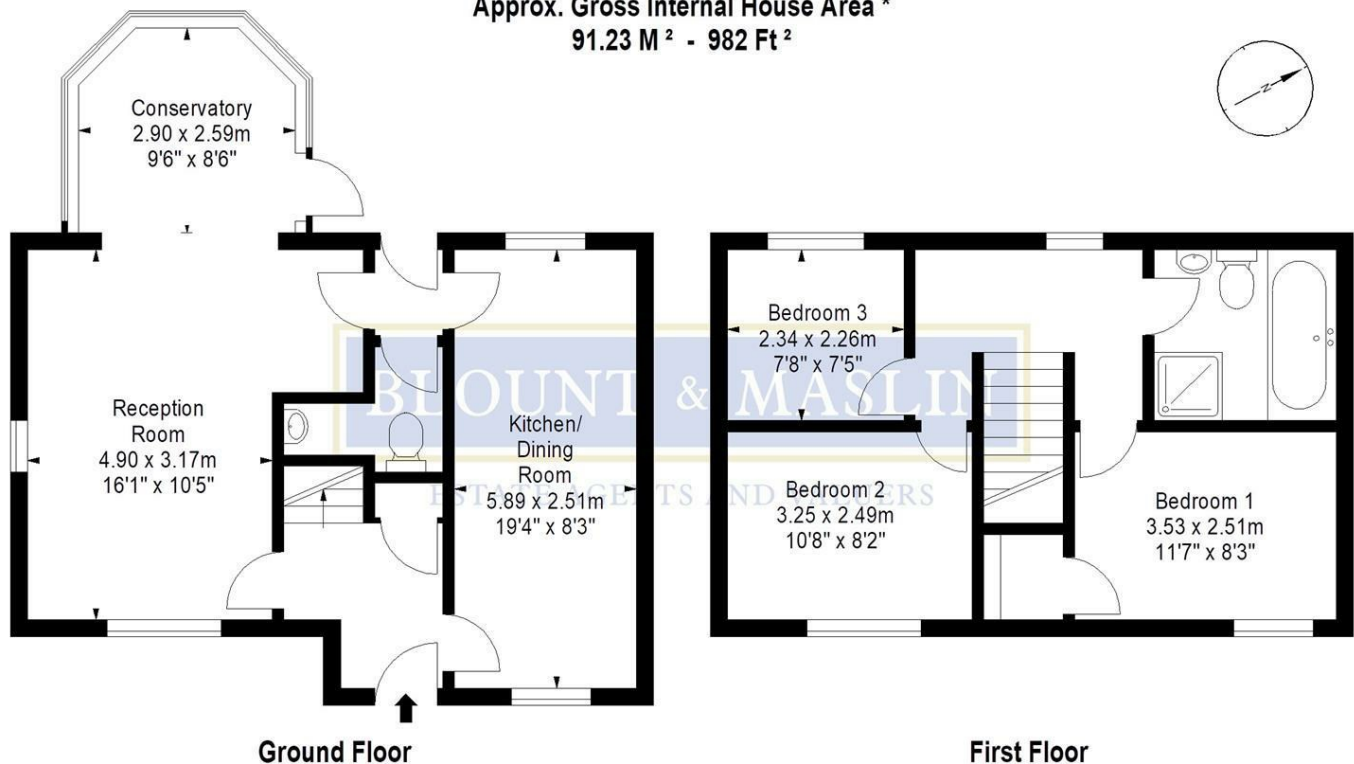


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice