



## 1 Lacemakers Road, Malmesbury

Price Guide £725,000

Impressive detached 5 bedroom family home (1944 sq ft) including annex, perfect for multi-generational living, on the sought-after Reeds Farm Estate

Entrance hall, sitting room with inset wood-burner, garden room, kitchen/diner, utility, cloakroom. Master bedroom with en-suite and dressing room, 3 further bedrooms, family bathroom.

Annex with kitchen/living room, stairs to a double bedroom and shower room.

Generous gardens - front and rear, external home office, double garage, driveway parking.



# 1 Lacemakers Road, Malmesbury

## The Property

Set well back from the road, this property boasts a large lawned frontage with a striking mature oak tree, offering both privacy and curb appeal. A light entrance hall leads to a comfortable sitting room featuring an inset wood burner, well proportioned kitchen/diner with adjoining utility area, and cloakroom. A recently built garden room is a welcome addition to this home overlooking the rear garden. Upstairs, the generous master bedroom includes an en-suite shower room and dressing room, alongside three further bedrooms and a family bathroom.

The rear garden contains a greenhouse and wooden shed and is mainly laid to lawn and complemented by many mature shrubs and a dedicated vegetable growing area - perfect for outdoor enjoyment and gardening enthusiasts.

The property also benefits from a double garage and an attached home office, providing excellent storage and ideal space for remote working. Driveway parking for 2/3 vehicles.

The annex, accessed via the garden room or Bedroom 2, offers flexible accommodation with its own kitchen and living area, plus a double bedroom and shower room on the first floor—ideal for extended family, guests, or potential rental use.

This is a rare opportunity to acquire a versatile home designed for multi-generational living, conveniently located within easy reach of local schools and town amenities.

## General

All mains connected. The gas boiler supplies central heating and hot water. Electric heating in garden room and office. UPVC double-glazed windows.

Council Tax Band F - £3,802.11 payable for 2026/27. EPC rating C - 73.

Fibre to the Premises (FTTP) with speeds up to 1 GB/s.

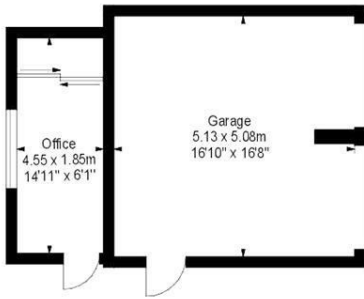
## Malmesbury

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 9XS

Proceed to the top of Malmesbury High Street, bear left and continue to the Triangle. Here, turn right proceed down Gloucester Road, over the first and second roundabouts and at the third roundabout branch right onto the Reeds Farm Estate. Turn left into Webb's Way and continue until the turning on the right to Lacemakers Road. Number 1 is the first property on the left.



Approx. Gross Internal House Area \*  
180.60 M<sup>2</sup> - 1944 Ft<sup>2</sup>

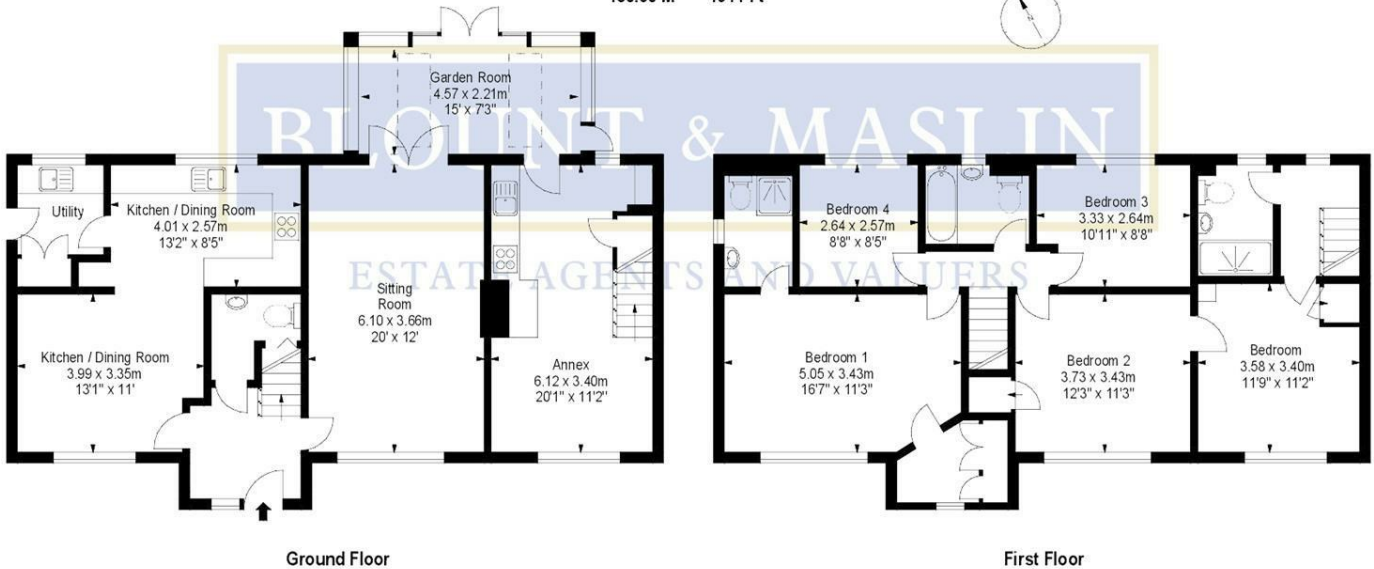


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice