BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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17 White Poplars, Malmesbury

Price Guide £475,000

Built in 2024, by Newland Homes, an energy efficient detached house, situated on a small development on the southern edge of the town.

Master bedroom with en-suite and walk-in wardrobe, 2 further bedrooms, family bathroom.
Entrance hall, WC, well appointed kitchen/dining room, dual aspect sitting room.
Enclosed garden, garage, driveway parking with electric car charging.
CHAIN FREE

17 White Poplars, Malmesbury

The Property

Built in 2024 by Newland Homes and benefitting from the remainder of a 10-year NHBC warranty. Located on a small friendly development on the southern edge of town, this immaculately presented three bedroom house offers exceptional energy efficiency with an EPC A rating and zero carbon design. Features include solar panels and an air source heat pump providing central heating and hot water.

The underfloor-heated ground floor comprises a light and airy hallway, cloakroom, well appointed kitchen/dining room with utility cupboard, high spec NEFF integrated appliances and doors opening to the enclosed rear garden; a separate dual aspect sitting room with a bay window to the front. Upstairs, the master bedroom includes a walk-in wardrobe and en-suite shower room, along with a further generous double bedroom, single bedroom and family bathroom.

Outside, the property offers driveway parking with electric car charging, a garage and a fully enclosed lawned garden.

General

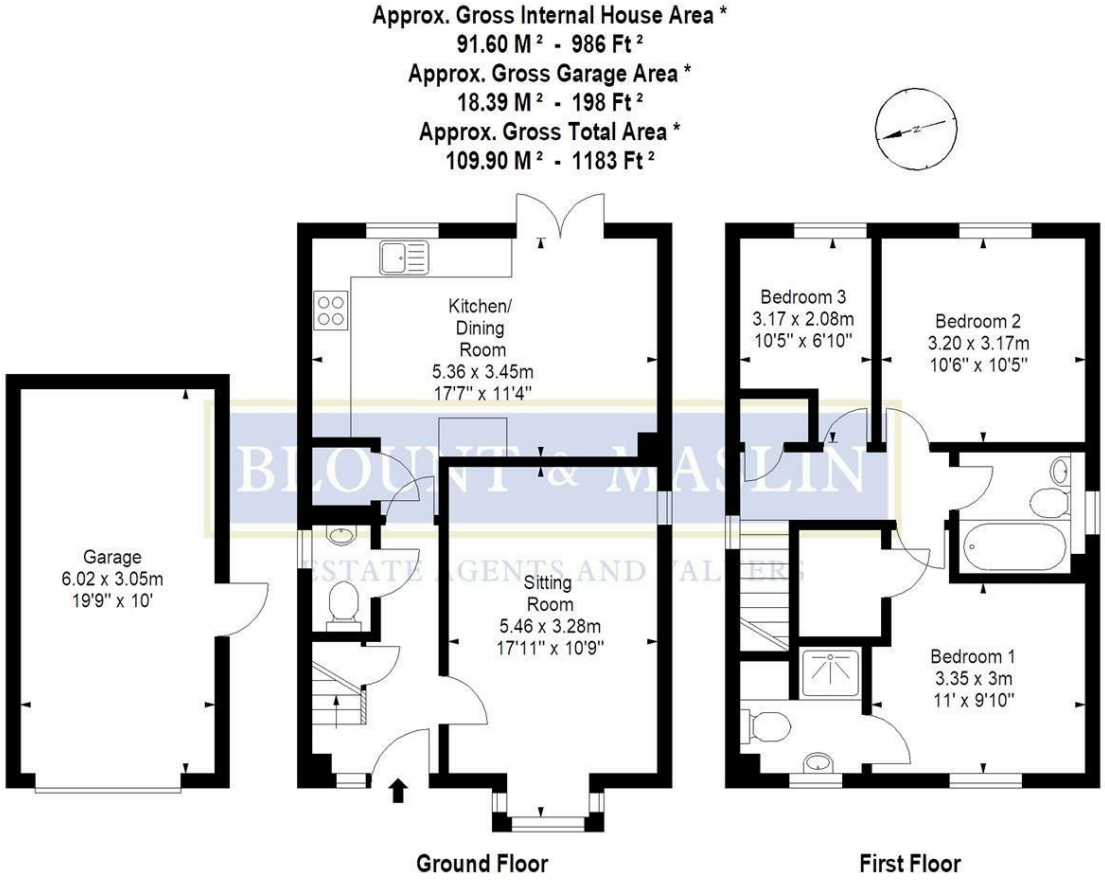
All mains are connected. An air source heat pump provides central heating and hot water. Underfloor heating on the ground floor. Solar panels heavily subsidised energy bills. Council Tax band D - £2,276.99 for 2025/26. EPC rating band A - 103

Directions to SN16 0FU

Head out of Malmesbury towards Chippenham on the A429. Proceed past the Primary Care Centre and take the next left entrance into the cul-de-sac. Continue through Storey Mews and into White Poplars. Take the first left turning and the property can be found on the right, denoted by our 'for sale' board.

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.



While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.