

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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Milbourne Lane, Milbourne, Malmesbury

Price Guide £635,000

This extended 1930s semi-detached family home (1615 sq ft) offers an outstanding blend of modern living and semi-rural charm.

Entrance hall, fabulous kitchen/family/dining area, utility, store and cloakroom. 4 bedrooms (master with ensuite), family bathroom.
Front and rear gardens with ample off road parking for several cars.



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The Property

Ideal for those seeking spacious living accommodation located close to Malmesbury town, the property benefits from views over open countryside front and back. With a fabulous open-plan kitchen, dining and family room with 'swing and slide' doors opening directly onto a large terrace – this is the perfect home for entertaining and family gatherings. The well-appointed kitchen has high-quality fixtures and fittings, including integrated appliances, large island and plenty of storage – all flooded with natural light. Viewing is highly recommended to fully appreciate all this wonderful home has to offer.

Outside

Lawned area with gravelled off road parking for multiple vehicles at the front. The enclosed rear garden is mainly laid to lawn with a large patio/terrace ideal for alfresco dining and enjoying the outdoors.

General

Mains drainage, water and electricity are connected. An air source heat pump provides central heating and hot water. Underfloor heating throughout the ground floor and bathroom upstairs. UPVC double glazing throughout. Wiltshire Council Tax band: D - £2276.99 payable for 2025/26. EPC: D-64.

Milbourne

Milbourne is a semi rural location on the outskirts of Malmesbury which is reputed to be one of the oldest

boroughs in the country. It has a comprehensive range of shops including a Waitrose, a library, museum and sport centre with swimming pool. There are various cultural activities including events at the lovely old Abbey. The proximity of the M4 motorway provides easy road travel to the major employment centres of the area including Swindon, Bath and Bristol. There are mainline train services from Chippenham, Kemble and Swindon.

Directions to SN16 9JH

Proceed north up the bypass and at the Wychurch roundabout by the Texaco garage take the third exit towards Charlton. Turn almost immediately right into Milbourne Lane and the property can be found on the right denoted by our For Sale board.

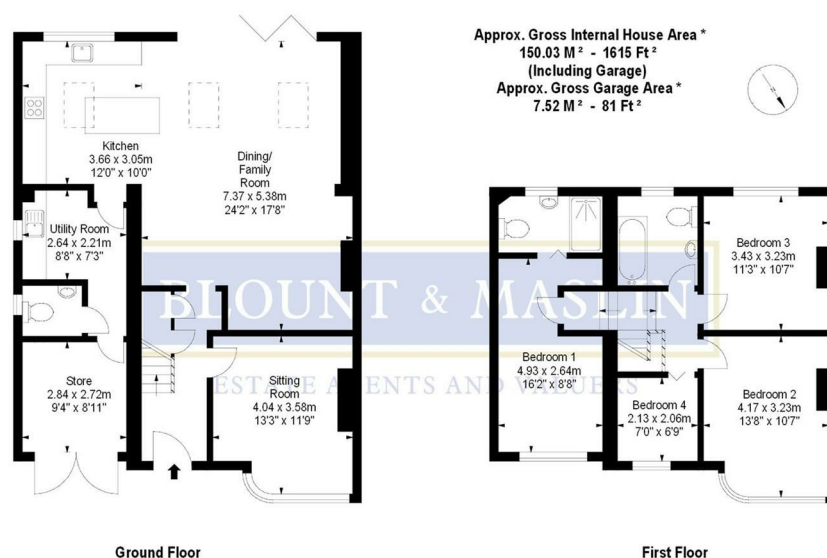


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice

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.