

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## The Old Post Office, Lea

Price Guide £695,000

A detached Victorian house, situated in this sought after village, with considerable scope for enlargement and good size south facing garden.

Entrance lobby, sitting room, drawing room, kitchen/dining room, utility area, cloakroom. Three double bedrooms, family bathroom, en-suite shower room. Ample parking.

CHAIN FREE



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# The Old Post Office The Street,

## The Property

Dating from the Victorian era, The Old Post Office, formerly known as The Croft, features a symmetrical front facade and sash windows. The property offers two reception rooms, both featuring log burning stoves and high ceilings, a kitchen/dining room, a separate utility area and a cloakroom. Upstairs, there are three bedrooms, including master bedroom with en-suite shower room, and a family bathroom.

Outside, a gravelled area to the front and side provides ample parking. The lawned garden enjoys a southerly aspect with good degree of privacy. There is a useful brick built outbuilding and garden shed providing additional storage.

There is considerable scope for enlargement, subject to the necessary permissions.

## General

Mains water, electricity and drainage are connected. The oil fired boiler provides hot water and central heating heating. Council Tax Band E - £2,954.52 payable for 2026/27. EPC rating F - 28.

## Lea

The popular village of Lea has a church, public house, a well-regarded primary school, playgroup and recreation field with tennis court and play park. The neighbouring and vibrant market town of Malmesbury lies

approximately two miles to the west and is widely regarded as England's oldest borough, with origins dating back to around 880 AD. The town is renowned for the magnificent Malmesbury Abbey, a beautiful 12th-century abbey, as well as the historic Market Cross dating from the 15th century. Its charming High Street offers 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 9PA

From Malmesbury head east on the B4042 towards Wootton Bassett. After about 1.5 miles turn off left signposted to Lea. As you enter the village, continue around the right hand bend and the property can be found on the right hand side, opposite the entrance to Pembroke Green.

**Approx. Gross Internal House Area \***

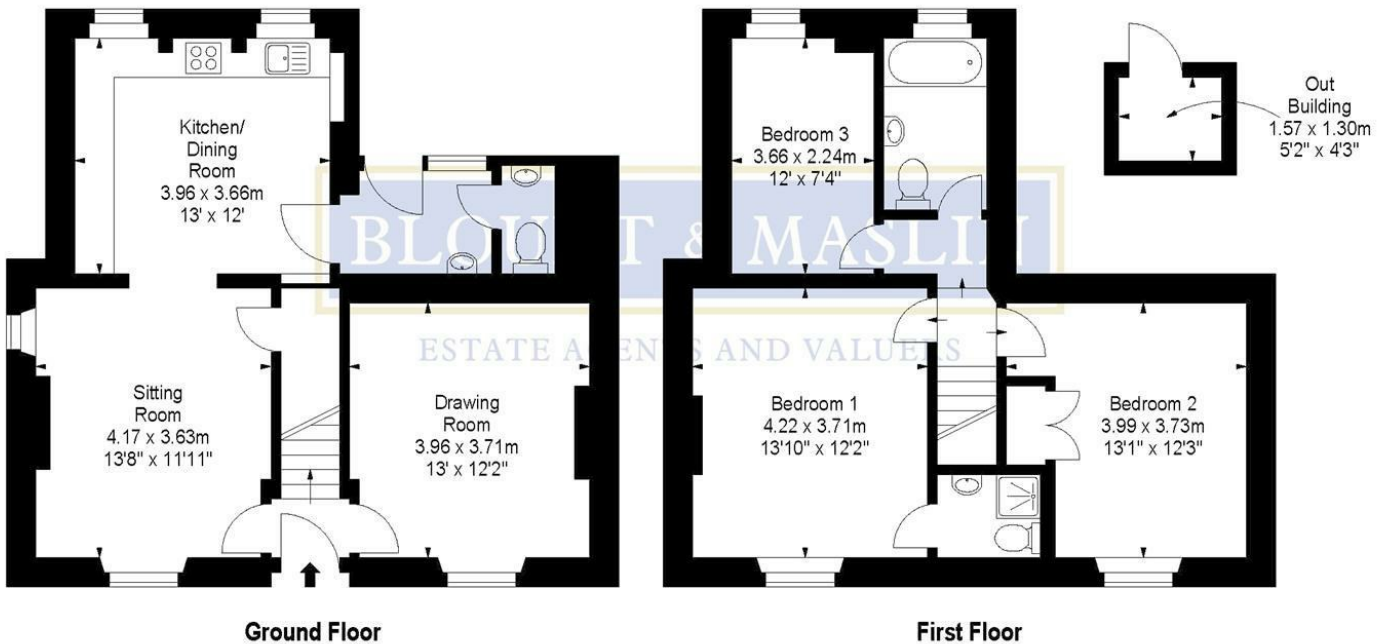
**109.25 M<sup>2</sup> - 1176 Ft<sup>2</sup>**

**Approx. Gross Out Building \***

**2.04 M<sup>2</sup> - 22 Ft<sup>2</sup>**

**Approx. Gross Total Area \***

**111.29 M<sup>2</sup> - 1198 Ft<sup>2</sup>**



**Illustration For Identification Purposes Only. Not To Scale**

\* As Defined by RICS - Code of Measuring Practice