BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury
Wiltshire SN16 9AT
Tel: 01666 825725
sales@blount-maslin.co.uk

School Close, Burton Hill, Malmesbury

Price Guide £485,000

Well presented 4-bedroom detached home (1001 sq ft) near Malmesbury town centre

Four bedrooms, family shower room. Hallway, WC, sitting room, dining room, kitchen.
Enclosed rear garden, single garage and driveway parking for 2 cars.
CHAIN FREE

1 School Close, Malmesbury

The Property
This well maintained modern detached home is one of just two built in the 1980s, offering spacious and versatile accommodation within easy walking distance of Malmesbury town centre and local amenities. The ground floor features an entrance hallway, convenient cloakroom, generous sitting room leading to the dining room, and a well-equipped kitchen. Upstairs, there are three spacious double bedrooms and a fourth single bedroom, currently used as a dressing room, along with a family shower room. Outside, the property benefits from a detached garage and driveway parking for two vehicles. The attractive rear garden is mainly laid to lawn, with mature planting, raised vegetable beds, and a sunny seating area—ideal for outdoor dining and relaxation.

This is a rare opportunity to acquire a modern, non-estate move-in-ready home close to the town's amenities.

General
All mains connected. A Worcester gas combination boiler provides heating and hot water. Council Tax Band E - £2,782.98 payable for 2025/26. EPC rating C - 71.

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 0EL
Proceed down the High Street, past the Silk Mills and at the Priory roundabout take the A429 heading south towards Chippenham. As you leave the town there is a Lodge House on your right, by a pillared entrance. Turn in here, bearing right, onto a private drive that leads to the property. https://what3words.com/munched.included.weeps

Approx. Gross Internal House Area *
92.99 M² - 1001 Ft²
Approx. Gross Garage Area *
15.98 M² - 172 Ft²
Approx. Gross Total Area *
108.97 M² - 1173 Ft²

Ground Floor **First Floor**

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.