



## Ash House, Malmesbury

Price Guide £900,000

Substantial detached family home (1977 sq ft), with west facing private garden, within walking distance to the town centre.

Entrance hall, dual aspect sitting room, large dining room, well equipped kitchen/breakfast room, study, utility room and cloakroom. 4 double bedrooms, 2 en-suite shower/bathrooms, family bathroom.

Detached double garage, ample parking.



# Ash House, Malmesbury

## The Property

A substantial detached family home built in 2000 by Beaufort Homes, forming one of only four individually designed properties in this well-positioned and highly convenient location close to the town centre. Owned by the same family since construction, the house offers generous and well-planned accommodation throughout. The ground floor includes a large entrance hall, a quality kitchen/breakfast room with adjoining utility room, a large formal dining room, a dual-aspect sitting room with open fireplace, a separate study, and a cloakroom.

The galleried landing leads to four double bedrooms. The master bedroom features a dressing area with built-in wardrobes and an en-suite bathroom with separate shower. A further bedroom also benefits from an en-suite shower room, while two additional double bedrooms are served by the family bathroom.

Externally, the property includes a detached double garage, ample driveway parking, and a west-facing garden that is a particular feature, with mature planting providing complete privacy.

## General

All mains connected. The gas fired combination boiler in the utility room supplies central heating and hot water. Council Tax band G - £4,387.05 payable for 2026/27. EPC rating: C - 72.

## Location

Malmesbury lies close to the border of Wiltshire and Gloucestershire, 14 miles south of Cirencester and 10 miles north of Chippenham, with Swindon 16 miles to the east and Bath 24 miles to the west. It has a good selection of shops including a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and an Ofsted rated Outstanding secondary school. It is also home to the UK headquarters of Dyson, who employ over 3000 people. 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, Kemble and Swindon.

## Directions to SN16 9LD

At the top of the High Street bear left and continue past the Abbey to the Triangle. Here turn right onto Gloucester Road, continue over the next three roundabouts and proceed up Tetbury Hill. The entrance to William Stumpe's Close is half way up the hill on your left hand side.

