

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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5 The Cedars, Lea

Price Guide £875,000

Detached five-bedroom Cotswold stone eco-home (2150 sq ft) with countryside views.

Entrance hall, open plan kitchen/dining/family room, living room, playroom. Utility, cloakroom.

Master bedroom with ensuite, 4 further double bedrooms, family shower room.

Lawned rear garden with far-reaching countryside views. Single garage, ample parking.

NO ONWARD CHAIN



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The Property

This fabulous five-bedroom detached Cotswold stone eco-house combines the timeless appeal of a cottage-style home with the comforts of modern family living. Situated in a quiet cul-de-sac in the thriving village of Lea, the property benefits from far-reaching views over open countryside.

A spacious, light-filled interior provides a flexible layout perfect for family life. The heart of the home is the high-spec kitchen, equipped with premium fittings and appliances, ensuring both style and functionality. The living areas are designed for contemporary living, bi-fold doors make it perfect for entertaining and enjoying the outdoors. With generous bedrooms, flexible family living and nestled in a peaceful setting, this property truly offers a perfect blend of countryside charm and modern luxury.

General

Mains drainage, water and electricity are connected. A ground source heat pump provides central heating, hot water and underfloor heating throughout. Wiltshire Council Tax band E - £2,811.76 2025/26. EPC: D - 61.

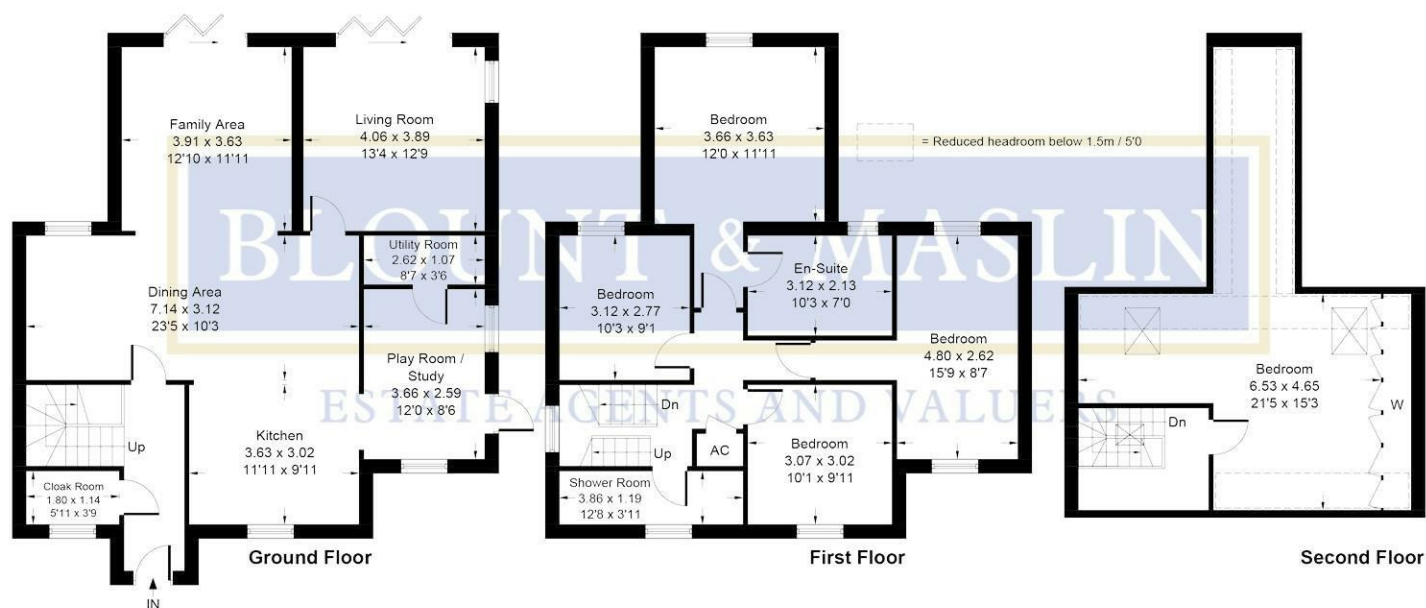
Lea

The popular village of Lea lies about two miles east of Malmesbury and has a church, public house, primary school, playgroup and recreation field with tennis court and play park. The nearby town of Malmesbury caters for most everyday requirements with Chippenham, Cirencester and Swindon all offering more comprehensive facilities. The village is readily accessible to Swindon fifteen miles distant and Junction 17 of the M4 motorway, about six miles south, provides access to the area's major employment centres. Chippenham railway station (20 minutes south) has fast trains to Paddington (65 -70 mins).

Directions to SN16 9FE

From Malmesbury head towards Brinkworth on the B4042. After one and a half miles turn left signposted Lea. Continue past the Church and the pub and The Cedars can be found on the right a short way along.

Approximate Gross Internal Area = 199.80 sq m / 2150 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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.