BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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50 Wheeler Way, Malmesbury

Price Guide £685,000

Beautifully presented spacious 4 bedroom detached family home in a sought-after location on the northern edge of Malmesbury

2 double bedrooms with en-suites, 2 further double bedrooms, family bathroom, galleried landing.
Entrance hall, sitting room, study, cloakroom. Kitchen/dining room, utility, family room.
Garage and driveway parking. Garden office/studio. Front and rear landscaped gardens.

50 Wheeler Way, Malmesbury

The Property

Situated in a highly sought-after position on the northern edge of Malmesbury, this light-filled and spacious detached family home offers well-balanced accommodation and excellent flexibility for modern living. At the heart of the home is an exceptional kitchen/dining room with adjoining utility. Double doors open into a versatile playroom—ideal for young families or as an additional reception space. The ground floor also features a welcoming entrance hall leading to a good size sitting room, separate study, and WC. Upstairs, a spacious galleried landing leads to four double bedrooms, two of which enjoy en-suite facilities. The remaining bedrooms are served by a well-appointed family bathroom, and all rooms benefit from ample natural light. Outside, the property is complemented by front and rear gardens with mature planting, offering privacy and a pleasant outlook. Attached to the garage is a fully converted and insulated home office, accessed from the rear garden—perfect for remote working, hobbies, or studio use. Driveway parking adds to the convenience.

General

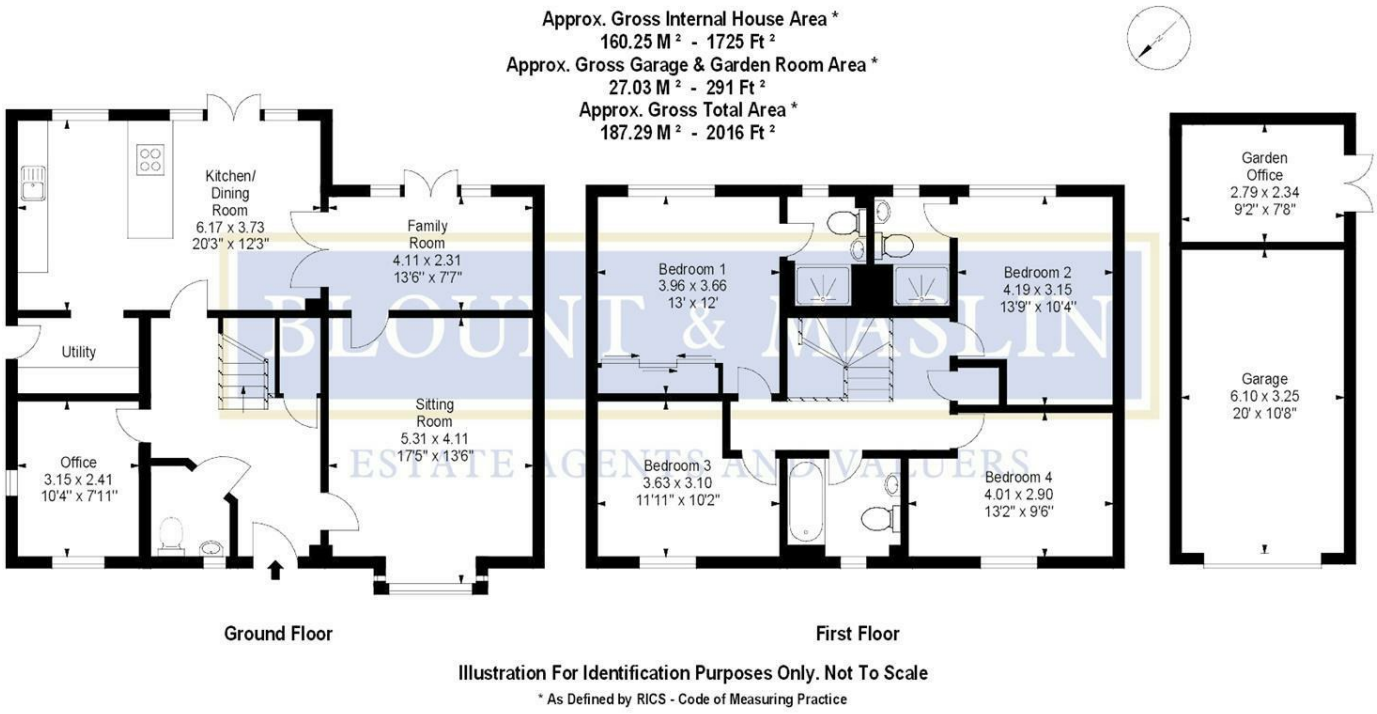
All mains are connected. The annually serviced gas boiler provides central heating and hot water. UPVC double glazed windows are fitted throughout. Council Tax band F - £3,620.14 payable for 2025/26. An annual maintenance charge is payable (£206.85 for 2025) for upkeep of grass areas and hedging. EPC rating band B - 85.

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 9GD

At the top of the High Street, bear left and at the Triangle bear right and continue down Gloucester Road, over the roundabouts and up Tetbury Hill. At the roundabout at the top of the hill, bear right onto the bypass (B4014). Continue along this road and take the second right into Snell Avenue on Filands View. Turn right onto Wheeler Way. Number 50 can be found on the right denoted by our For Sale board.



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.