BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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



5 Park Close, Malmesbury

Price Guide £485,000

A well-presented four-bedroom detached house, built by Crest Homes in 2000, offering light and airy accommodation in a convenient town location, within walking distance of local schools.

The property has been thoughtfully updated by the current owners and benefits from an enviable east-west orientation, detached garage and driveway parking.

NO ONWARD CHAIN







5 Park Close, Malmesbury

The Property

Built in 2000 by Crest Homes, this attractive detached house occupies a convenient town location, within walking distance of local schools and everyday amenities.

The property offers light and airy accommodation, enhanced by its enviable east-west orientation, with well-proportioned and comfortable living space. The ground floor includes a well-equipped kitchen/breakfast room, utility room, separate dining room, comfortable sitting room and cloakroom. To the first floor are four bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom fitted with a shower over the bath.

The current owners have made a number of improvements to the property, including updating the kitchen, family bathroom, en-suite shower room and cloakroom, as well as replacing the windows and doors to the rear elevation.

Outside, the property enjoys an enclosed, west-facing garden, predominantly laid to lawn and complemented by established shrub borders. A gate provides side access, while the detached garage has a side door providing access into the garden. The driveway provides convenient off-road parking and benefits from an EV charging point.

General

All mains are connected. Council tax band F - £3802.11 payable for 2026/27. EPC rating band C - 72

Malmesbury

Reported to be England's oldest borough, dating from around 880AD, and voted Best Town in the South West in 2026. 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 0EB

At the top of the High Street, bear left and continue past the Abbey to the Triangle. Turn right onto Gloucester Road and, at the roundabout, take the left-hand exit onto Park Road. At the staggered crossroads, turn right onto the continuation of Park Road and proceed to the end of the road, turning left into Park Close. Continue up the hill, where the property will be found on the right-hand side.

Approx. Gross Internal House Area *
111.48 M² - 1200 Ft²
Approx. Gross Garage Area *
14.03 M² - 151 Ft²
Approx. Gross Total Area *
125.51 M² - 1351 Ft²

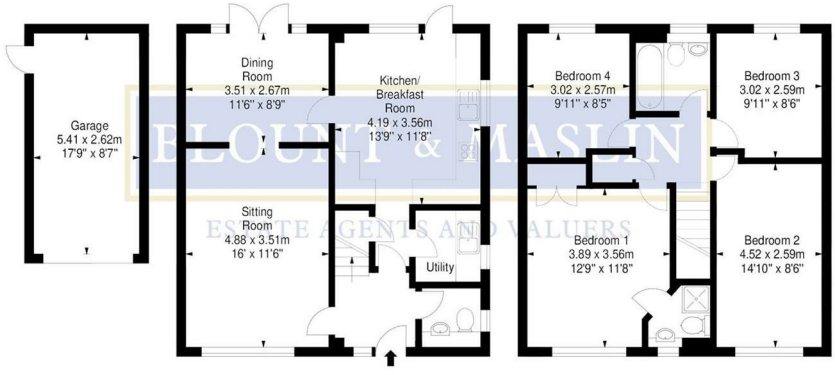


Illustration For Identification Purposes Only. Not To Scale
* As Defined by RICS - Code of Measuring Practice

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.