

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury
Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



1 Monks Park, Milbourne

Price Guide £700,000

Immaculately presented, extended family home (2024 sq ft) situated close to Malmesbury

Dual aspect sitting room, kitchen/dining room, study, utility, cloakroom. Master bedroom with en-suite, 3 further bedrooms, family bathroom.

Double garage with ample driveway parking. Professionally landscaped garden.



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The Property

This beautifully extended and refurbished home offers an impressive blend of style, space and practicality, presented throughout to an immaculate standard. At its heart is a fabulous, well-equipped kitchen/dining room, designed for both everyday living and entertaining, with doors opening directly onto the garden to create a seamless indoor-outdoor flow. A useful utility room sits just off the kitchen, keeping the main space organised and efficient. The professionally landscaped garden is a standout feature, thoughtfully arranged with well-stocked borders and multiple seating areas positioned to enjoy the sun at any time of day. A generous double garage provides excellent storage, along with a convenient door to the garden. Upstairs, the master bedroom suite offers a calm retreat with extensive built-in wardrobes and an en-suite shower room. There are two further double bedrooms, while the fourth bedroom is currently arranged as a well-designed study, complete with fitted desk and storage - ideal for home working. Outside, a block-paved driveway provides ample parking in front of the property and double garage. Every aspect of this home has been carefully maintained and upgraded, resulting in a property that is truly ready to move into and enjoy.

General

Mains water, electricity and drainage are connected. An oil fired boiler provides central heating and hot water. UPVC double glazed doors and windows are fitted

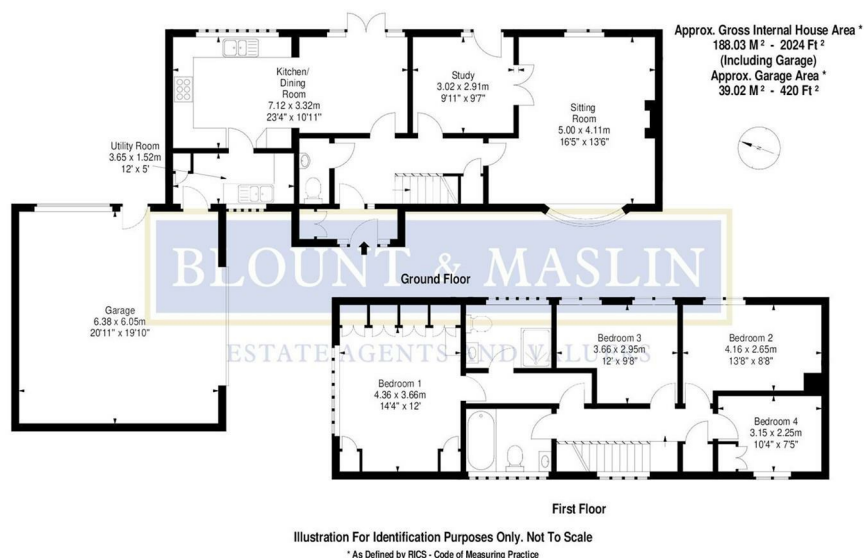
throughout. Council tax band F - £3,455.11 payable for 2026/27. EPC rating band D - 58

Milbourne

Milbourne is a semi rural location on the outskirts of Malmesbury which is 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 9JF

Proceed north up the bypass and at the Wychurch roundabout by the Texaco garage take the third exit towards Charlton. Turn almost immediately right into Milbourne Lane and continue through Milbourne. Turn right into Monks Park and the property is the first on the left.



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.