



## Fairhaven , Lea

## Price Guide £695,000

A well presented detached bungalow (1221 sq ft) on a generous plot, in this sought after village

Three double bedrooms, family bathroom, cloakroom. Kitchen, sitting room with log burner, dining area. Well maintained gardens to the front and rear with mature planting. Single garage with driveway parking.

CHAIN FREE



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## The Property

Set within a good-sized, mature plot, this well-maintained detached bungalow offers comfortable and versatile living, with potential for enlargement (subject to the necessary permissions). Located in a sought-after and thriving village, the property enjoys beautifully kept front and rear gardens, featuring established shrubs, fruit trees, and a variety of seating areas to enjoy the peaceful surroundings throughout the day. The interior includes a welcoming reception hall, a bright sitting room with log burner leading to a dining area with doors opening to the patio. There are three well-proportioned double bedrooms, a modern family bathroom, cloakroom, and plenty of built-in storage throughout. To the front, there is a single garage and driveway parking, with the bungalow sitting centrally within its plot, offering a great sense of privacy and space.

A rare opportunity to secure a well-presented home with further potential, in a vibrant village community with excellent local amenities and countryside walks on the doorstep.

## General

Mains water, electricity and drainage are connected. An oil fired boiler provides central heating and hot water. UPVC windows throughout. Wiltshire Council Tax Band E - £2,954.52 payable for 2026/27. EPC rating: band E - 43

## 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 has fast trains to Paddington (65 -70 mins) and the nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

## Directions

From the Priory roundabout adjacent to Waitrose, take the B4042 heading east towards Royal Wootton Bassett. Turn off left signposted Lea and the property can be found a short distance on your left.

Approx. Gross Internal House Area \*

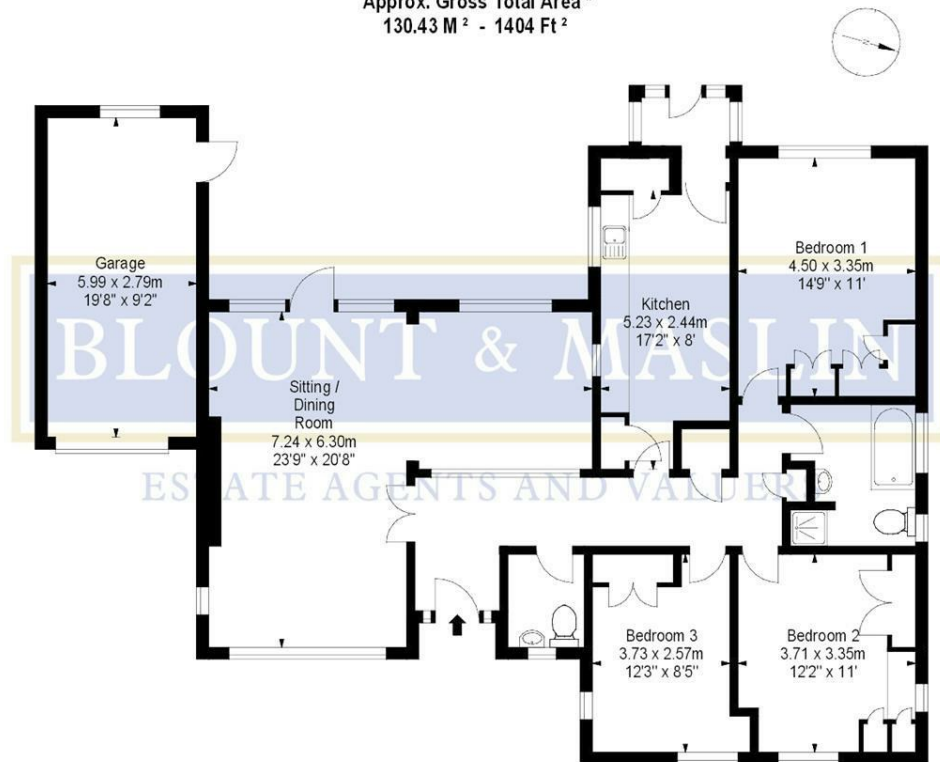
113.43 M<sup>2</sup> - 1221 Ft<sup>2</sup>

Approx. Gross Garage Area \*

17.00 M<sup>2</sup> - 183 Ft<sup>2</sup>

Approx. Gross Total Area \*

130.43 M<sup>2</sup> - 1404 Ft<sup>2</sup>



Ground Floor

Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice