



**3 Willow View Close, Malmesbury, Wiltshire, SN16 0BZ**

Detached Modern Home  
Sought-after Close  
Elevated Position  
Good Sized Front & Rear Gardens  
3 Bedrooms  
3 Receptions & Conservatory  
Driveway Parking with Garage  
Easy walk to amenities



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4 The Old School, High Street, Sherston, SN16 0LH  
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Approximately 1,252 sq ft

**Price Guide: £450,000**

‘Situated within this sought-after close occupying a delightful elevated position and just an easy walk away from amenities, this extended detached modern home benefits from good sized front and rear gardens plus driveway parking and garage’



### The Property

This detached home occupies a lovely elevated position within this sought-after close ideally located for easy access to the towns amenities and schooling. Built in the 1970s, the property has been extended to the side offering versatile accommodation with further scope for extending if desired subject to planning.

With over 1,250 sq.ft. of accommodation, the property is accompanied by deceptively spacious mature gardens to both the front and rear. A driveway to the side provides ample off-road parking in front of garage. Steps from the driveway lead up to the ground floor level accessing a front porch which opens to two reception rooms. The living room of which has a feature fireplace and large window bringing in ample light. Towards the rear there is an open plan style breakfast room through to the fitted kitchen and conservatory which overlook the garden. A useful utility room has side

access and is fitted with further kitchen appliances including a Neff oven. Off the utility there is a downstairs shower room and further utility/boot room providing ample storage. On the first floor, there are three bedrooms, the principal of which is well-fitted with wardrobes. Off the landing there is a bathroom. The property benefits from double glazed windows and a new boiler installed in January 2021.

The front garden is well stocked with a variety of shrub species creating a great degree of privacy. The rear garden enjoys a west-facing aspect and is equally well landscaped with various patio terraces, a circle lawn, flower beds and green house area all connected by meandering paths bound by stone and topiary box hedging.

### Situation

Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town

serving the rural area of North West Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. Today, the High Street has numerous independent shops, pubs and restaurants including a new Waitrose store and a regular weekly Farmer's market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).

### Tenure & Services

We understand the property is Freehold with gas fired central heating, mains drainage and water.

### Directions

From the centre of Malmesbury, head past the Abbey to the Triangle. Turn right and follow Gloucester Road to the bottom and turn left at the roundabout into Park Road. After a short distance take the first left hand turn into Willow View Close and locate the property shortly after on the right hand side. Sat nav postcode SN16 0BZ

### Local Authority

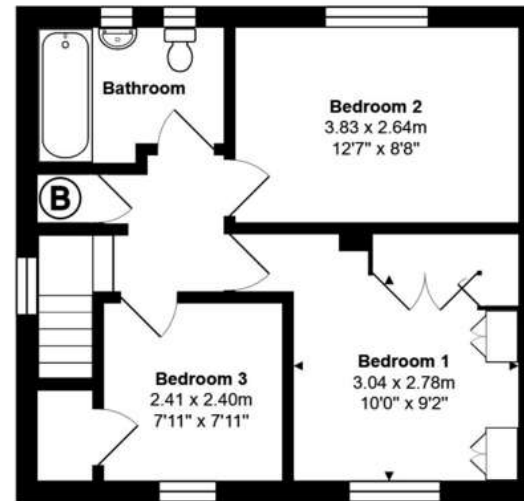
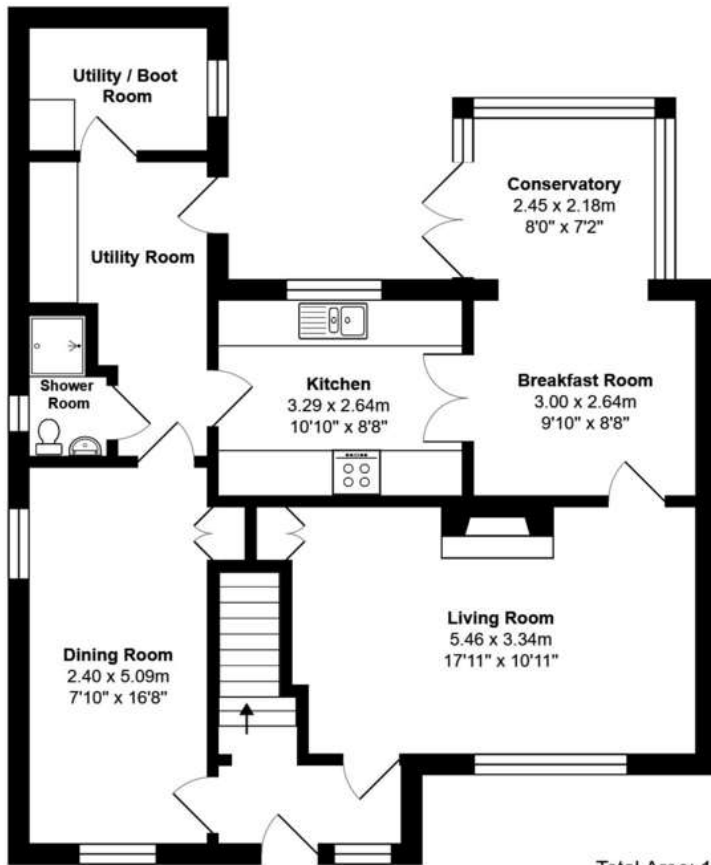
Wiltshire Council

### Council Tax Band

E £2,467



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 116.3 m<sup>2</sup> ... 1252 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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