



## 1, Easton Square, Malmesbury

Price Guide £575,000

Refurbished semi-detached family home (1594 sq ft), situated within easy walking distance of the many amenities this thriving village has to offer.

4 double bedrooms, 2 bath/shower rooms. Hall, cloakroom, kitchen/breakfast room, sitting/dining room, further sitting room. Ample driveway parking. Enclosed rear garden with southerly aspect.

NO ONWARD CHAIN.



# 1 Easton Square, Malmesbury

## Description

This immaculately presented house offers a good sized contemporary kitchen with range cooker, integrated dishwasher and corian worktops. There are two separate spacious reception rooms, both with wood burning stoves. The larger of the rooms has double doors out onto the patio which overlooks the sunny and private garden. There is useful storage in the entrance hall, a downstairs cloakroom and walk-in utility cupboard. On the first floor there are 4 double bedrooms, 2 with built-in wardrobes. The master bedroom has a superb en suite with walk-in shower. There is also a stylish family bathroom. The current owner has extensively refurbished the property throughout, including replacement of the boiler and central heating system, rewiring of the electrics and installation of UPVC double glazing. Outside the rear garden is a real sun trap, mainly laid to lawn, with a large patio area, perfect for BBQs and alfresco dining.

## Location

This lively village lies about 6 miles from the quaint old towns of Malmesbury, with a Waitrose supermarket and an outstanding secondary school, and Tetbury. The village supports a public house, an Indian restaurant and takeaway, a popular village school, church, village hall, busy well-stocked local shop and post office and a doctors surgery. Junctions 17 and 18 of the M4 are both within 6 miles and provide easy access to Swindon, Bath and Bristol.

## General

Mains water, electricity and drainage are connected. External oil fired combi-boiler for central heating and hot water. Council Tax Band C - £1,748.31. EPC rating - D-65, full report available on our website or paper copy on request.

## Directions to SN16 0LS

From Malmesbury head west towards Sherston on the B4040, Enter the village and, after the crossroads, the property will be found approximately 150 yards on the left, immediately after a field.

Approximate Gross Internal Area  
148.1 sq m / 1594 sq ft

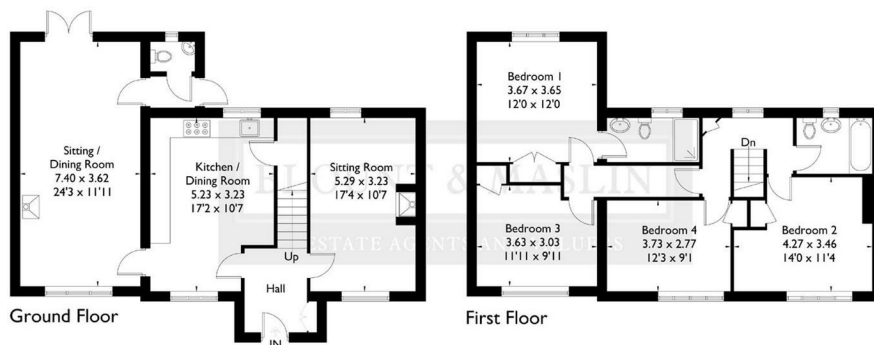


Illustration for identification purposes only. Not to scale  
Ref: 195309