

# Filands View

## Malmesbury



**LOCKSTONES**  
ESTATE AGENTS

# Filands View

Malmesbury

*Semi Detached Family Home (1788sq.ft) ~ Three Double Bedrooms ~ En Suite and Dressing Area ~ Kitchen Breakfast Room ~ Family Room with Bi-Folding Patio Doors ~ ~ Utility Room and Cloakroom ~ Countryside Views Enclosed Garden ~ Garage and Driveway Parking ~*

This 3-bedroom semi-detached home has been thoughtfully extended and lovingly renovated throughout, offering an abundance of living space and a wonderful blend of modern comfort with traditional 1930s character. Situated on the northern edge of Malmesbury, the property boasts a spacious layout, perfect for family living whilst being within walking distance to the town centre, local schools and other amenities.

The ground floor boasts a welcoming entrance hallway complete with bespoke under stairs storage. To the right, there is a generously sized living room featuring a stone fire surround and beautiful bay window. A contemporary open-plan kitchen/dining area provides a perfect space for family evenings or entertaining guests. The bi-fold doors create a seamless transition between the dining space to the Indian sandstone patio, encouraging outdoor dining in the summer months.

You will also find a separate utility room and downstairs W/C on the ground floor, as well as access to the integral garage.

Upstairs are three well-proportioned bedrooms, including a master suite with a dressing room and en-suite shower room, plus a generous family bathroom, spacious landing and access to partly floored attic storage space.

One of the highlights of this property is the large garden, providing an outdoor space with lots of potential for al fresco dining, relaxation, or gardening. The workshop / summer house is a fantastic addition, offering a flexible space that could be used as an office, gym, or creative studio.

With driveway parking, fantastic local amenities, and excellent transport links nearby, this extended semi-detached home is an exceptional choice for those seeking a comfortable, family-friendly property.

## Entrance Hall

Composite front door with double glazed uPVC side windows. Oak herringbone flooring. Concealed understairs storage. Stairs to first floor. Coving and radiator. Doors to garage, living room and kitchen.

## Living Room

uPVC double glazed bay window to front. Feature fireplace with stone surround and hearth. Alcove shelving and storage. Original stripped floorboards. Coving and radiator.

## Kitchen Breakfast

Glass block window with embedded lighting to rear. Bespoke kitchen with matching range of wall and base units. Solid oak worksurfaces over with matching upstands. Inset ceramic sink with mixer tap over. Space for range style cooker with tiled splashbacks, 'American' style fridge freezer, drinks fridge and dishwasher. Separate island unit with storage under, solid wood work surface with inset stainless steel bowl and filtered water tap. Heated drying cupboard. Underfloor heating. Opening to family room. Door to:

## Utility

Double glazed window and door to rear. Solid wood worksurface with matching upstands. Inset ceramic bowl sink and mixer tap over. Further base unit containing water softener. Space and plumbing for washing machine and tumble dryer. Vinyl flooring with underfloor heating. Door to:







### Cloakroom

Pedestal wash hand basin with mixer tap and tiled splashback. Low level w/c. Storage cupboard. 'Worcester' combination boiler. Vinyl flooring with underfloor heating. Extractor fan.

### Family Room

Two skylight windows to rear. Bank of 5 x bi-folding engineered oak doors opening onto the rear garden with far reaching view. Engineered oak flooring with underfloor heating.

### First Floor Landing

uPVC tilt and turn double glazed window to front. Coving and radiator. Insulated loft access hatch with integrated ladder, leading to part floored attic. Split landing stairs lead to:

### Main Bedroom

uPVC double glazed window to front and rear. Decorative coving incorporating dimming coving lights and 'Victorian' style radiator. Television point. Opening via twin pocket doors to:

### Dressing Area

uPVC double glazed window to rear. Bank of wardrobes with mirrored sliding doors. Decorative coving. Opaque glass sliding door to:

### En Suite

Corner wash hand basin with mixer tap and tiled splashbacks, low level w/c and low rise shower cubicle with aqua panel surround and shower over. Chrome heated towel rail. Shaver point and extractor fan.



## **Bathroom**

uPVC tilt and turn double glazed window to rear. Vanity wash hand basin with storage under, tiled splashbacks and mixer tap. Low level w/c. Bath with central mixer tap and tiled surround. Fully tiled shower cubicle with shower over and glass screen. Exposed floorboards. Extractor fan and chrome heated towel rail.

## **Bedroom Two**

uPVC double glazed bay window to front. Fitted window seat with storage below. Coving and radiator.

## **Bedroom Three**

uPVC double glazed window to rear with far reaching countryside views. Fitted storage. Coving and radiator.

## **Externally, Rear Garden**

Fully enclosed by hedge and fencing with far reaching countryside views. Predominantly laid to lawn with large Indian sandstone patio seating area and an additional gravelled seating area at the end of the garden. Summer house / workshop with power and light and an additional 2 timber sheds. Wood store. Brick built barbecue area.

## **Garage**

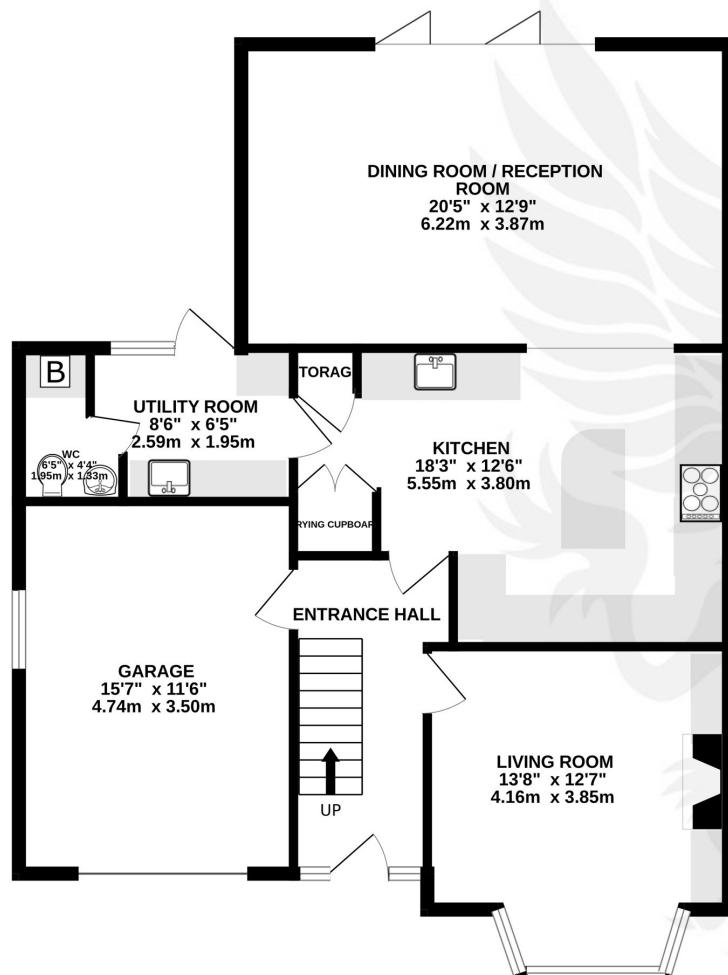
Up and over door with power and light. Double glazed window to side.

## **Driveway**

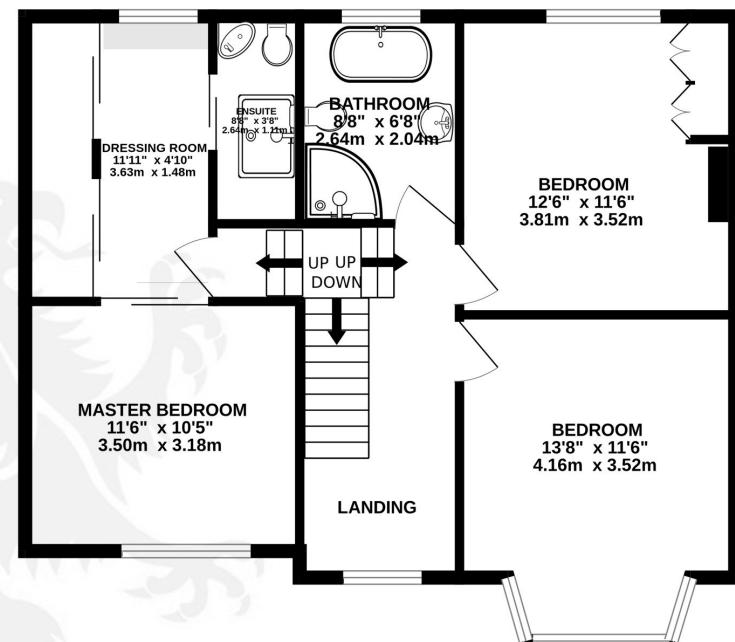
Mature flower beds to side of driveway. Hardstanding and gravel area providing parking for numerous vehicles.



GROUND FLOOR  
943 sq.ft. (87.6 sq.m.) approx.



1ST FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 1643 sq.ft. (152.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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