



8 The Knoll, Malmesbury, Wiltshire, SN16 9LJ

Attractive Modern Home
 Family Sized Accommodation
 Panoramic Countryside Views
 4 Bedrooms, 3 Bathrooms
 Open Plan Living
 Kitchen/Breakfast Room
 Garage & Parking
 Landscaped Garden
 Edge of town location backing onto open fields



Price Guide: £475,000

Approximately 1,473 sq ft

‘This attractive family sized home is set within an elevated position enjoying outstanding panoramic views over the adjoining countryside on the edge of Malmesbury backing onto open fields ’

The Property

This attractive terraced family home boasts some outstanding panoramic rural views over the beautiful Wiltshire countryside surrounding the market town of Malmesbury. Built some 15 years ago by Chase Homes, the property is set within this small sought-after development on the south-east outskirts of the town and within walking distance to Waitrose. The beautifully presented accommodation is arranged over three floors and extends in all to 1,473 sq.ft.

The ground floor opens to an entrance hall which has both a WC and separate cloakroom off. The kitchen/breakfast room has fitted units including a built in dishwasher and is open to the conservatory/dining room which makes the most of the impressive views. The good sized living room is open plan to the rear conservatory. There are two bedrooms and the family bathroom on the first floor. The master bedroom has a built-in wardrobe and an en-suite shower room. On the top

floor, there are a further two bedrooms one which also features an en-suite shower room.

Externally, there is a garage en-bloc with parking in front which has an electric door as well as useful eaves storage above. The delightful rear garden has been landscaped over three terraces each taking in the views. The top terrace leads off from the French doors and is laid to lawn with a patio whilst the middle terrace has timber decking perfect for alfresco dining with a view. From the bottom lawn there is a gate opening directly to the adjoining countryside.

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).

There are many local footpaths and bridleways and the area is well served for cultural and sporting interests. There are theatres in Bath, Bristol and Swindon, together with golf courses in Chippenham, Brinkworth, Castle Combe and Minchinhampton. Horse racing can be enjoyed at Bath, Newbury and Cheltenham, while numerous water sports are available at the Cotswold Water Park in South Cerney.

Tenure & Services

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

Directions

From the centre of Malmesbury, follow the High Street south towards Waitrose. Go straight over the roundabout and follow the B4042. Then take the second left hand turn into The Knoll to locate the property directly in front. Sat nav postcode SN16 9LJ

Local Authority

Wiltshire Council

Council Tax Band

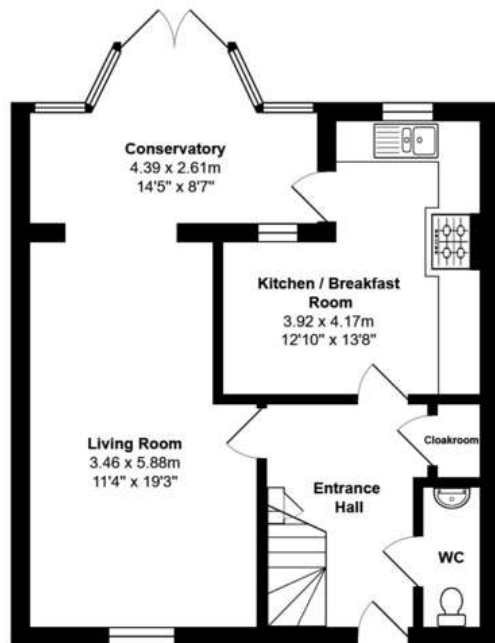
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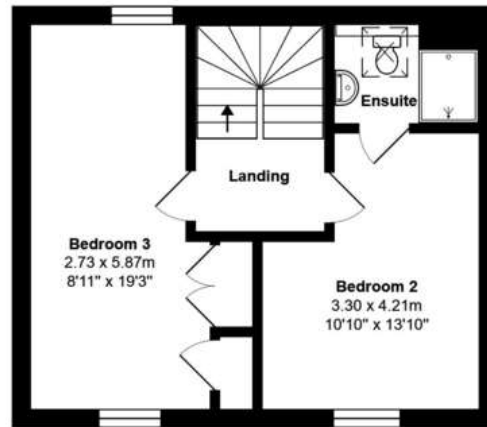


Total Area: 136.9 m² ... 1473 ft² (excluding garage)

All measurements are approximate and for display purposes only



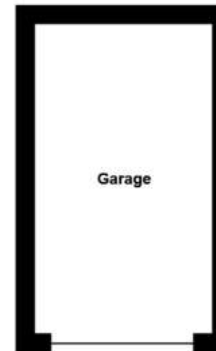
Ground Floor



2nd Floor



1st Floor



Garage



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