



JAMES PYLE<sup>®</sup> & CO



**Orchard House, Filands, Malmesbury, Wiltshire, SN16 9JN**

Substantial Period Home  
Gardens, Paddocks & Woodland  
Versatile Character Accommodation  
4 Double Bedrooms, 3 Bathrooms  
Light & Airy Kitchen/Family Room  
2 Reception Rooms  
2 Home Offices  
Double Garage & Outbuildings  
Far Reaching Views  
No Onward Chain

Approximately 6.35 acres  
Approximately 3,147 sq ft



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**Price Guide: £1,295,000**

‘Positioned on the rural edge of Malmesbury enjoying far reaching views, this substantial characterful period home is set amongst 6.35 acres of gardens, paddocks and woodland’

### The Property

Orchard House is a substantial period home boasting 2.3 acres of gardens, paddocks and woodland. The property is located on the edge of Malmesbury enjoying dual-aspect views over the surrounding countryside and in particular Westerly views out the front overlooking Malmesbury town, the Abbey and the evening sunsets. Internally, the property has a great deal of charm and is very well presented throughout. The versatile accommodation features well-proportioned rooms arranged over three floors and extending in all to a generous 3,147 sq.ft.

On the ground floor and within the original part of the house, there are two characterful reception rooms, the spacious living room of which has dual-fireplaces either end. A rear extension has created a fantastic light-filled 24ft kitchen/family room which features bi-fold doors overlooking the grounds. The kitchen is well-equipped with built-in appliances set around a central island unit including a Rangemaster cooker, microwave, twin fridge, and dishwasher. A converted barn arranged to the south of the property has been incorporated into the accommodation retaining the high

vaulted beamed ceiling and offering an excellent range of uses. Currently, the wing comprises two offices both with independent access making it very functionable for a home business. Alternatively and subject to planning, the wing has scope to be converted into an annexe.

On the first floor, there are three double bedrooms all with built-in storage. A family bathroom is located off the landing whilst the second bedroom has a private en-suite shower room. The magnificent principal suite spans the entire top floor taking in the far reaching views and comprising a triple-aspect bedroom, two separate walk-in wardrobes/dressing rooms, and a full bathroom suite.

Accessed over a drive to the side, there is ample parking for numerous vehicles in addition to a detached double garage and further storeroom. Orchard House is set back from the road with a natural stone wall and lawned garden interspersed with apple trees. The rear garden is also predominantly laid to lawn with a patio terrace off the rear of the house and a wildlife pond. Adjoining the garden, there is a 0.75 acre paddock adjacent to a charming woodland of



approximately 0.54 acres. Beyond this, there are two further larger paddocks totalling 4 acres. Various stone-built outbuildings have been previously used as stabling alongside a further small isolation paddock.

### Situation

The property is located towards the rural edge of Malmesbury with an excellent Westerly view over the town and the Abbey. There is a shop and garden centre/café within easy level walking distance whilst the town centre is a 20 minute walk away. 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 mains gas central heating, mains drainage and water.

### Directions

From Malmesbury town centre, leave town via Gloucester Street heading towards Tetbury. Climb Tetbury Hill and at the top of the hill turn right at the roundabout onto the B4014 and after approximately half a mile, locate the property on the left hand side prior to the next roundabout. Sat nav postcode SN16 9JN

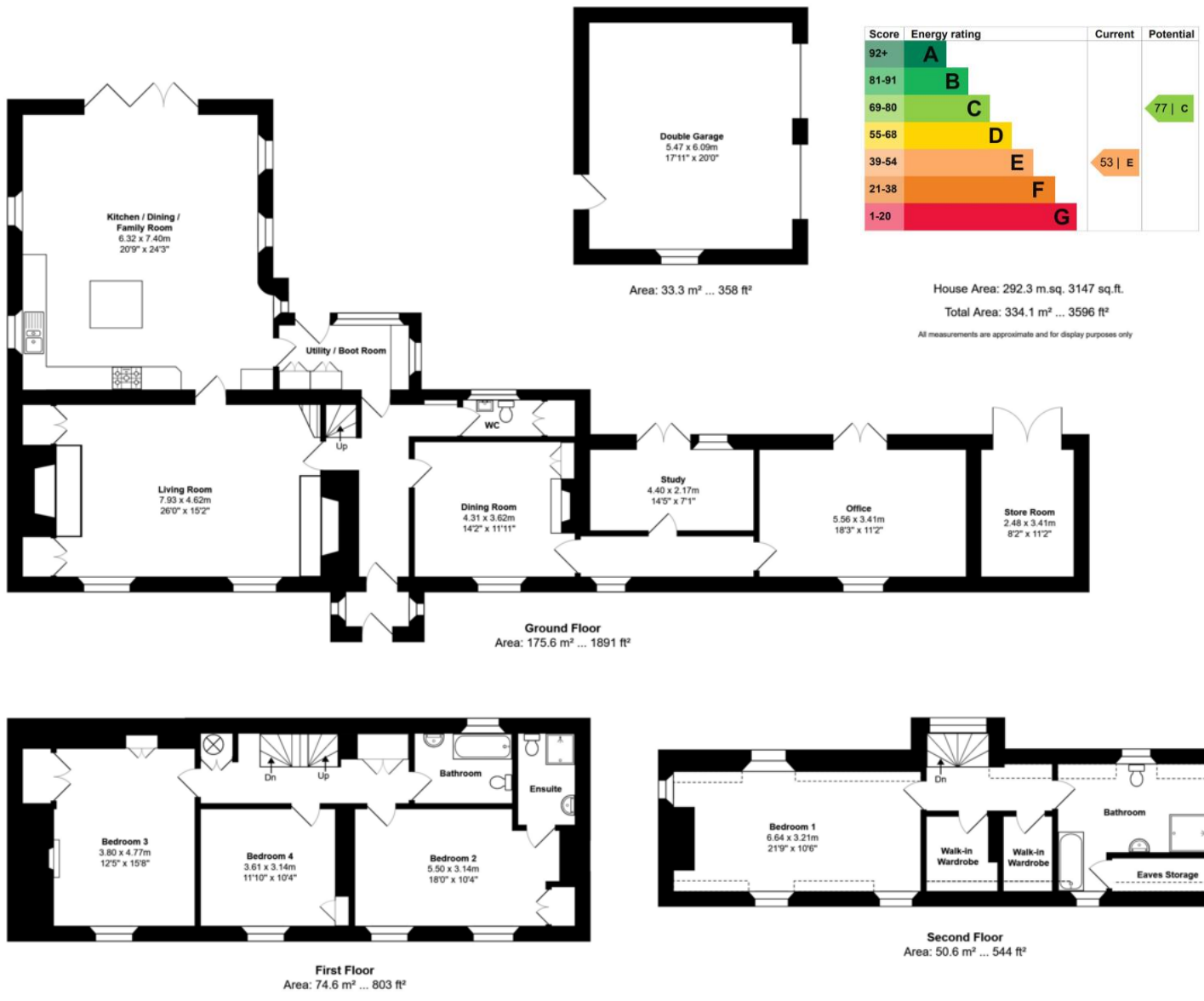
### Local Authority

Wiltshire Council

### Council Tax Band

G £3,364





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