



# 1 Bonners Close, Malmesbury, Wiltshire, SN16 9UF

£440,000

Set within a good-sized corner plot with wraparound mature gardens, this 4 bedroom detached home offers scope for updating and benefits generous parking and detached garage.

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## The Property

This detached modern home set within a larger than average corner plot with wraparound gardens and generous parking. The property is situated within the popular Reeds Farm development which is close to Malmesbury town centre and many facilities such as the schools. Internally, the accommodation requires some general updating and has scope for remodelling a fashionable open plan kitchen/diner if desired (subject to planning). The ground floor layout comprises an entrance hall with WC off, kitchen, dining room with double doors leading to the living room which features a charming front bay window and sliding doors to the garden. Upstairs, there are four bedrooms, a family bathroom and an en-suite shower room to the principal bedroom. Externally, there is gravelled driveway to the side and a further driveway set behind double timber gates which leads to the detached garage. The mature gardens are well-stocked with vibrant shrubs, a lawn to the side and timber decking seating area.

## 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 Aldi, a 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, water and electricity.

## Directions

From the centre of Malmesbury head in the Tetbury direction and on by the Coop supermarket take the third exit off the roundabout into Reeds Farm. Proceed around the corner and take the first right into Bonners Close then immediately locate the property on the left. Sat nav postcode SN16 9UF

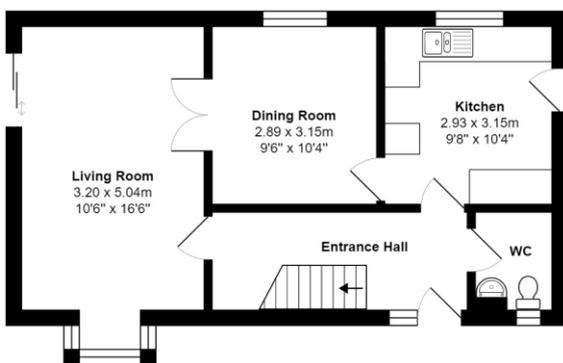
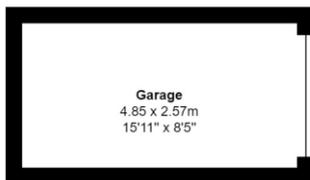
## Local Authority

Wiltshire Council

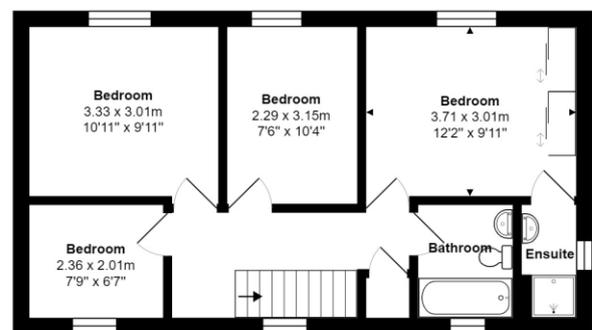
## Council Tax

E £2,662

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Total Area: 110.4 m<sup>2</sup> ... 1188 ft<sup>2</sup>

All measurements are approximate and for display purposes only