



JAMES PYLE[®]



Little Cedars, Swindon Road, Malmesbury, Wiltshire, SN16 9LU

Detached family home
Convenient location for the town
4 bedrooms, 2 bathrooms
Spacious open plan kitchen/dining room
Dual-aspect living room
Mature wraparound gardens
Off-road parking and garage

Approximately 1,697 sq ft



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £850,000

'Forming one of only three executive homes conveniently located for walking to the town centre, a well-proportioned detached home set within mature gardens with parking and garage'

The Property

Little Cedars is an excellent detached house, one of three individual executive style homes situated in a very convenient location within a few minutes' walk of Malmesbury town centre. The property offers well-proportioned family sized accommodation of some 1,700 sq.ft. set within pleasant wraparound mature gardens providing a good degree of privacy. To the rear, there is off-road parking plus a detached garage which has power, lighting and eaves storage above. The internal accommodation includes on the ground floor an entrance hall with WC off, a large dual-aspect living room with fireplace, and a spacious light and airy open plan kitchen/dining room complete with an adjoining utility room which provides side access. The kitchen is well-fitted with a large breakfast bar at the centre. Upstairs, there are four

bedrooms, built-in storage and a family bathroom. The principal bedroom benefits further from an en-suite shower room.

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, follow the High Street south towards Waitrose. Go straight over the roundabout and follow the B4042 towards Brinkworth. Locate the property on the left hand side shortly after. Sat nav postcode SN16 9LU

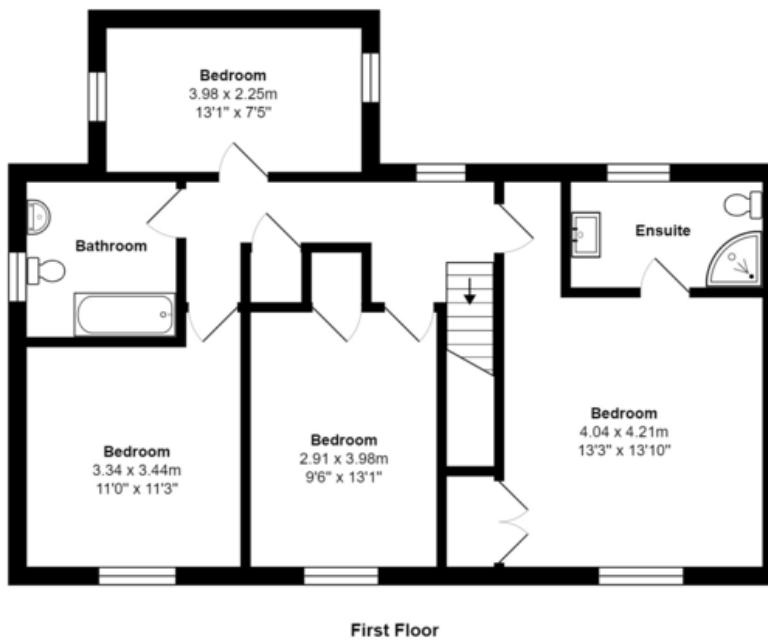
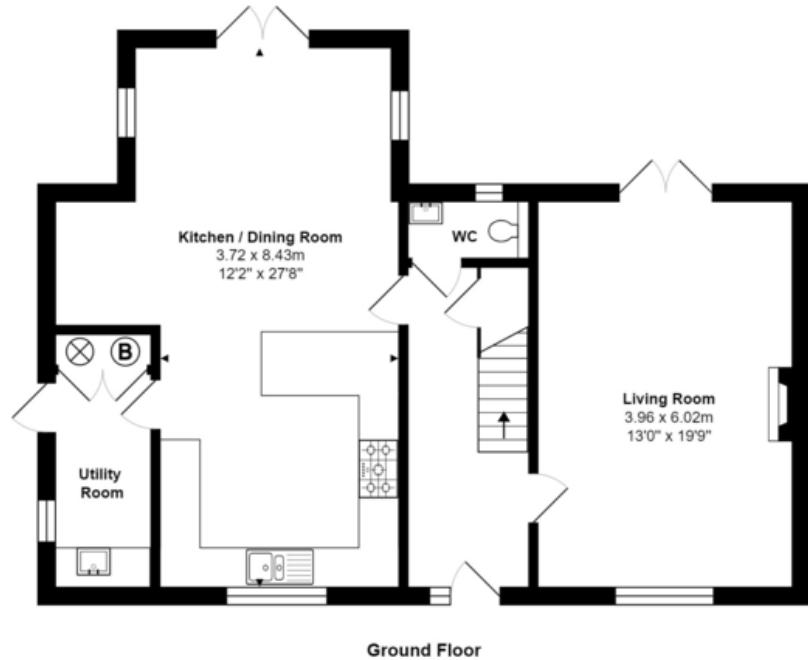
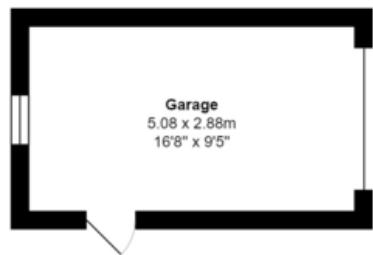
Local Authority

Wiltshire Council

Council Tax Band

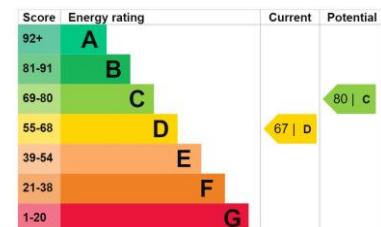
F £3,146





Total Area: 157.7 m² ... 1697 ft² (excluding garage)

All measurements are approximate and for display purposes only



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