



**16 Haddons Close, Malmesbury, Wiltshire, SN16 0JG**

Detached chalet style house  
Versatile accommodation  
Generous reception space  
Up to 5 bedrooms  
Updated bathrooms  
Private gated parking and garage  
South-east facing garden  
Countryside views  
Desirable position on the edge of town



01666 840 886  
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £735,000**

Approximately 1,795 sq.ft excluding garage

‘Occupying a desirable position on the edge of Malmesbury with countryside views, this detached house offers versatile accommodation of around 1,800 sq.ft’



## The Property

This detached house is positioned within a desirable location on the western rural edge of Malmesbury enjoying a countryside outlook. The versatile accommodation is well-presented extending to around 1,800 sq.ft over two floors. The flexible layout can accommodate up to five bedrooms or alternatively offer a generous amount of reception space, dependent on needs.

The ground floor opens to a spacious central entrance hall with ample built-in storage. The living room has a wood-burning stove and double doors leading out to the rear garden. The modern kitchen is fitted with a breakfast bar and connects to the adjoining dining room. At the front, there are two reception rooms which can also be utilised as ground floor bedrooms. On the first floor, there are three double

bedrooms all with eaves storage access. The principal bedroom has an en-suite bathroom whilst there is a shower room located off the landing.

The property enjoys a good degree of privacy bound by new fencing at the front and mature hedging to the rear. A five-bar gate opens to a large driveway in front of a garage and beside a front lawn. The rear garden has an excellent south-east facing aspect and has been landscaped with a good-sized lawn and patio area off the back of the house.

## 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).

## Required Information

We understand the property is Freehold with oil fired central heating, mains drainage, water and electricity. Ultrafast broadband is available and there is good

mobile phone coverage. Please check the Ofcom mobile and broadband checker website for more information. Wiltshire Council Tax Band F.

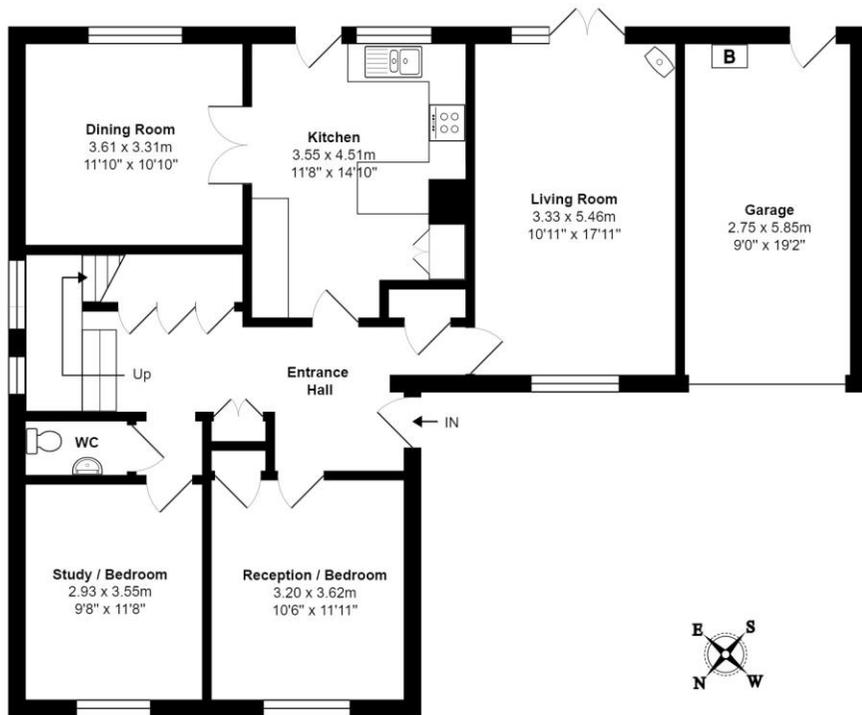
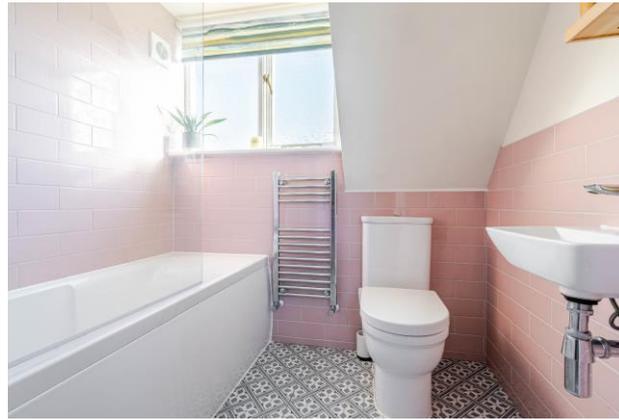
## Directions

From the centre of Malmesbury, head past the Abbey and the Old Bell Hotel. At the Triangle (war memorial) bear left onto Bristol Street and after 300 yards turn left down into Foxley Road. Continue along, pass the turning to Common Road, and take the next left into Haddons Close.

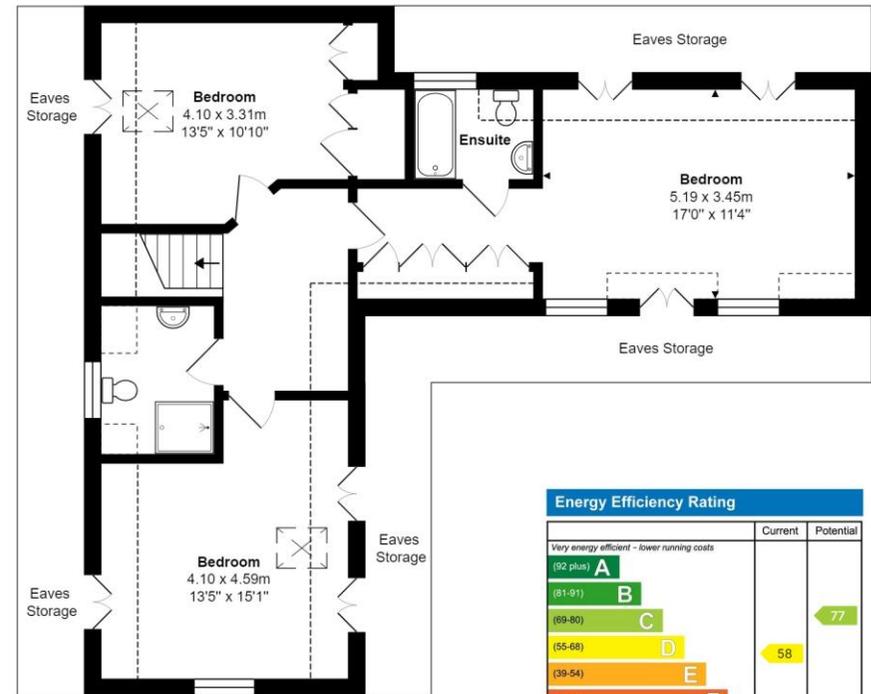
Postcode SN16 0JG.

What3words: ///backpacks.ultra.spell





Ground Floor



First Floor

Total Area: 166.8 m<sup>2</sup> ... 1795 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577