

**Hillcross House, 5 Holford Rise, Bremilham Road, Malmesbury, Wiltshire, SN16 0DQ**



Detached modern house  
Garage and private parking  
3 bedrooms

2 reception rooms  
Kitchen

Scope for updating  
Private sunny garden

Level walking distance to High Street  
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £415,000**

Approximately 1,019 sq.ft excluding garage

‘Situated within walking distance of the town centre, a modern 3 bedroom detached house with garden, garage and parking’



### The Property

Hillcross House is a detached modern house situated in a very convenient position near to the centre of Malmesbury and within level walking distance of many amenities. Constructed in 1994, the property has been well-maintained over the years and commensurate with its age, offers the new owners' excellent scope to put their stamp on it. The property has the fantastic benefit of a detached garage and private off-street parking adjacent.

Internally, the accommodation is arranged over two floors extending to around 1,019 sq.ft. The ground floor opens to a spacious entrance hall with stairs up and a WC off. The fitted kitchen has side access to the garden, whilst there are two reception rooms at the rear of the house. The living room of which has double patio doors flowing out to the garden and a fireplace.

Upstairs on the first floor there are three bedrooms comprising two doubles and a single. The principal bedroom benefits from fitted wardrobes and an en-suite shower room. The main bathroom is located off the landing fitted with a shower over the bath.

The property is screened by a copper beech hedge and stone walling. The delightful garden is arranged to the rear with a sunny easterly and southerly aspect. A secure area to enjoy bound by stone walling and timber fencing, the garden features a lawn with mature borders and patio seating terraces. The single garage has eaves storage above and is positioned within a forecourt area with private parking for at least 2 cars.

### 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, 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).

### Additional Information

We understand the property is Freehold with mains gas central heating, mains drainage, water and electricity. Superfast

broadband is available and there is good mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band E.

### Directions

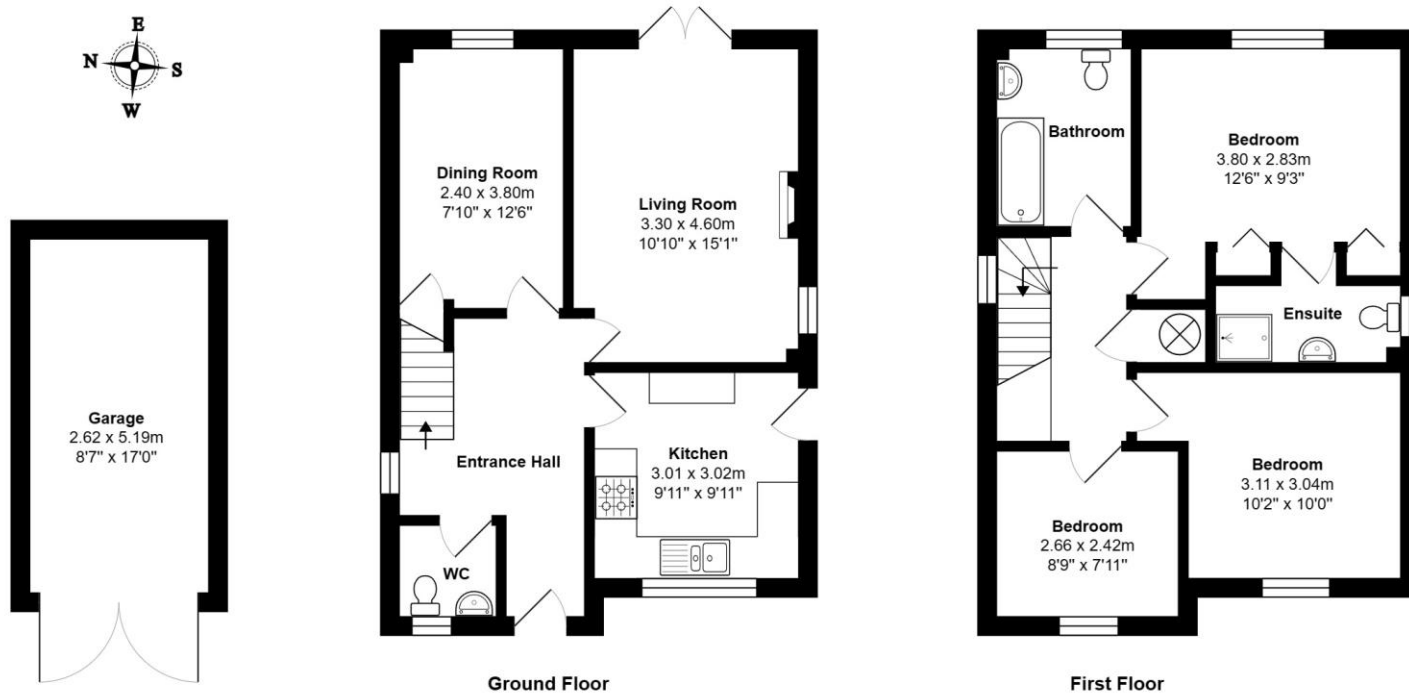
From the centre of Malmesbury, follow Abbey Row and turn left at The Triangle onto Bristol Street. Continue along the road and take the fourth right hand turn onto Bremilham Road. Locate the property immediately as the first on the right. Postcode SN16 0DQ.

What3words: ///matrons.blubber.operating









Total Area: 94.7 m<sup>2</sup> ... 1019 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			
A	(92 plus)		
B	(81-91)		81
C	(69-80)		
D	(55-68)	60	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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