



The position & size of doors, windows, appliances and other features are approximate only.
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BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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THE PROPERTY: Kingswall House is a substantial family house constructed in the 1950's by the craftsman builder of the day, Hiders of Malmesbury. Originally built for his own occupation, they never occupied the property and the current owners are only the second since it was built. It is conveniently located on the edge of Malmesbury, with country views, and yet is only a short walk from the High Street. The current owner has replaced the kitchen, virtually all the windows and added the conservatory.

THE ACCOMMODATION: The well laid accommodation is arranged over two floors with the principal rooms taking advantage of the open south-westerly rear aspect. Leading off the hall is a large sitting room with a Minster fireplace. Folding doors connect to the adjacent dining room, which has French doors opening onto a small balcony. Further double doors lead into a conservatory, which has an abundance of natural light from three sides. At the front is the triple aspect kitchen, with a Lacanche range cooker set into the original kitchen fireplace. There are good fitted cupboards with an integrated dishwasher and granite work surfaces. Beyond the sitting room is a dual aspect snug with a bay window and a fireplace. Adjacent is a good sized shower room. On the first floor, the master bedroom has extensive fitted wardrobes and an original fireplace. There are three further bedrooms, two of which are dual aspect. The family bathroom has a mixer tap with shower attachment.

OUTSIDE: The house is approached across a block-paved area with off road parking for two cars, and access to the garages. To the rear, is a large lawned garden, which faces south-west. There is



an external boiler house and a summerhouse, and a lovely terrace adjoining the conservatory. Beneath the detached garage is a large storeroom/potting shed.

LOCATION: Malmesbury lies close to the border of Wiltshire and Gloucestershire, 14 miles south of Cirencester and 10 miles north of Chippenham, with Swindon 16 miles to the east and Bath 24 miles to the west. It has a good selection of shops including a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and an Ofsted rated Outstanding secondary school. J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham, Kemble and Swindon.

OWNERS COMMENT: Like many people in Malmesbury, we had walked through the park and coveted this house long before owning it. We have spent 24 very enjoyable years in this lovely peaceful location.

GENERAL: All mains connected. An alarm system is installed and there are 3 external security cameras. The gas boiler is in the external boiler room. Fitted water softener in the kitchen. Council Tax Band G - £3,239.16 payable for 2019/20. EPC rating Band F - 33. Full report available on our website or paper copy on request,

Directions to SN16 9BJ: Proceed down the High Street and take the right hand turn into Kingswall. The property is a short distance on your left hand side.