



Nestled within the peaceful surroundings of Milbourne Park, on the edge of the picturesque market town of Malmesbury, this charming three-bedroom bungalow perfectly balances comfort, convenience, and countryside living. Set on a generous plot with beautiful views across open fields, the home offers a serene and private setting ideal for those seeking a slower pace of life.

Step inside and you're greeted by a spacious, light-filled lounge, featuring a wood-burning stove that creates a warm and welcoming atmosphere — perfect for relaxing evenings or entertaining friends and family. The well-appointed kitchen provides ample workspace and functionality for everyday cooking, while the attached garage offers valuable storage or additional parking.

The property's three bedrooms provide peaceful retreats for rest and relaxation, complemented by a bright conservatory/dining room that extends the living space and invites the outdoors in — an ideal spot to enjoy garden views all year round.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Situation - Milbourne, Malmesbury

Located in a delightful cul de sac setting of similar styled bungalows. Milbourne is a small hamlet located approximately one mile from Malmesbury which is reputed to be the oldest borough in the country dating back to the 11th Century. The old and new blend perfectly in Malmesbury, narrow medieval streets, ancient monuments and historic gems are complimented by modern shopping and quaint boutiques. This thriving pretty market

town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops, services, a Waitrose, high performing schools and leisure facilities available. Early tributaries of The River Avon pass around the town with pretty walks and the countryside close at hand. There are public transport services and good road access to the larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 junction 17 is only five miles south. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately 1 hour.

Wiltshire Council Tax - Band D

Tenure - Freehold

Property Information

Utilities/Services - Electric, Water & Drainage, Oil Fired Central Heating.





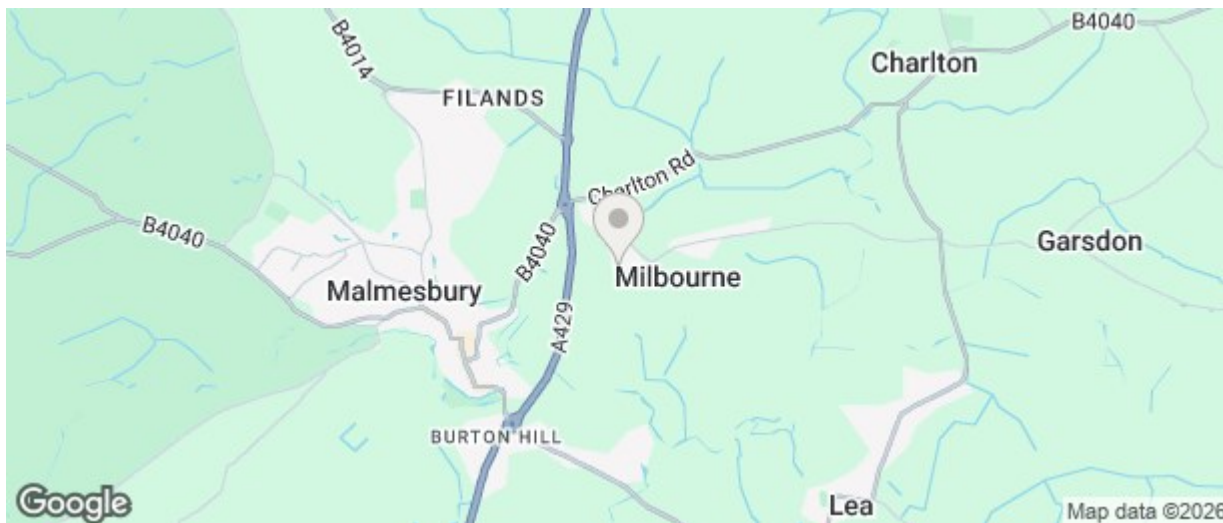
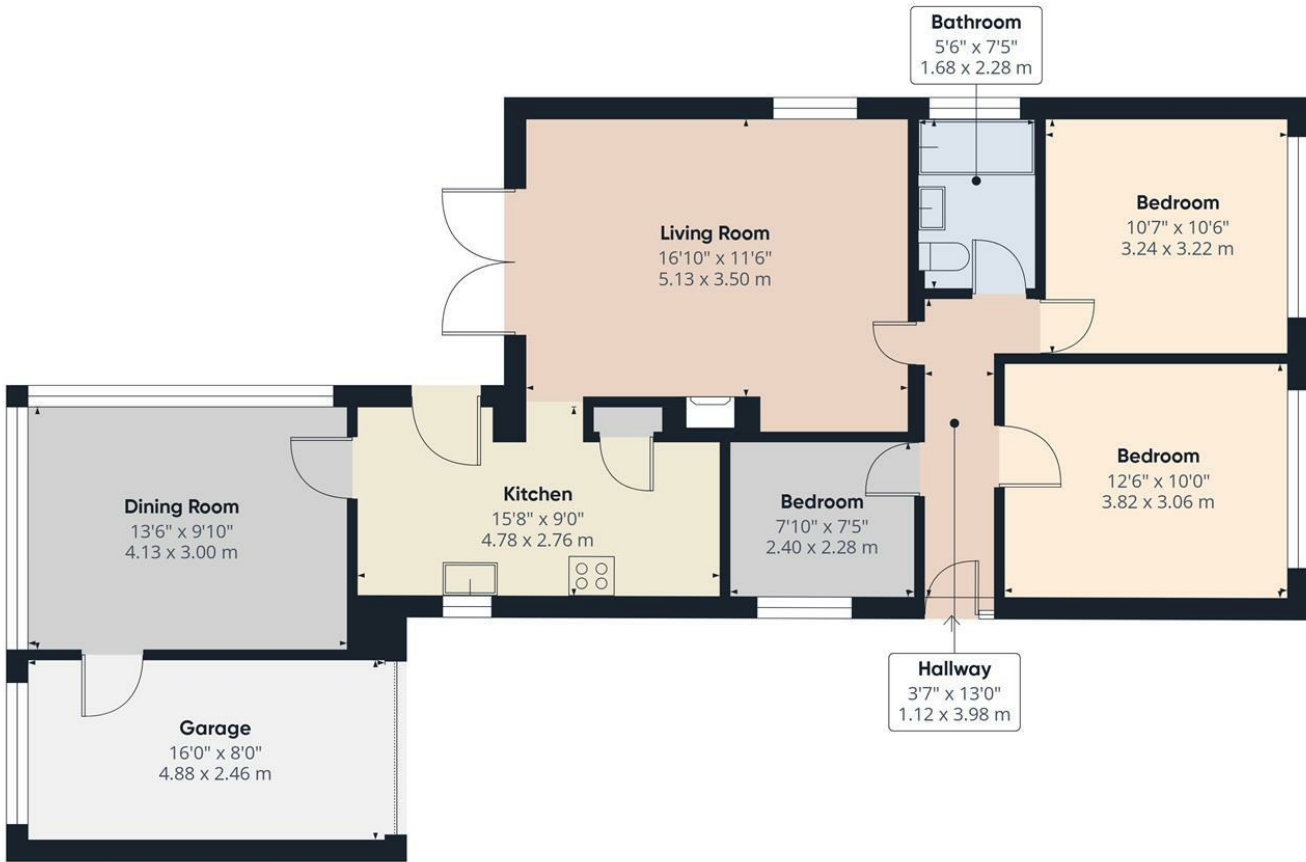
Approximate total area⁽¹⁾

999 ft²
92.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing