

PerryBishop

PROPERTY MADE PERSONAL



River View, Park Road, Malmesbury, Wiltshire SN16 OBX

River View,

Park Road, Malmesbury, Wiltshire SN16 0BX

Key Features



5

Bedrooms



3

Bathrooms



3

Receptions

- Large family house, close to the town centre, with a garden stretching to the river
- Good sized bedrooms
- Principal with en-suite shower room
- Sitting room with access to the raised terrace
- Double garage with access from the house
- Gorgeous garden with "rooms"
- Block paved driveway with plenty of room for cars and a camper van
- EPC: C

About the property

Within a short stroll of the town centre and with a garden which meanders down to the river, this lovely five-bedroom house has been upgraded and is perfect for a growing family or one where the grandchildren visit often! Approached into the hallway there is a large downstairs cloakroom and personal access to the integral double garage. There is a light and airy study, storage under the stairs and a dual aspect sitting room with patio doors onto the raised terrace.

The kitchen-dining-family room is a brilliant space with plenty of room for a large table and a sofa, this recent upgrade has seen a new kitchen with white work surfaces, an island unit and double doors which open up onto the decked area but afford the very best of the views from the house. Adjacent to the kitchen is a useful utility room with a door into the garden.

Upstairs there are four double bedrooms and a good-size single bedroom. The master bedroom has the benefit of a wall of wardrobes and an en-suite bathroom. The family shower room is modern and fitted with a large shower.

Outside the brick paved driveway has ample parking for several cars, leading to the double garage with up and over doors. The garden is a highlight with raised terracing close to the house a man-made stream leading to an ornamental pond. The garden has been designed to create rooms and is mainly laid to lawn with access to the river at the bottom of the garden.

Amenities

Malmesbury, one of the oldest boroughs in England is a thriving historic town situated in an ideal location for easy access to the M4, and within easy reach of Cirencester, Swindon, Bristol, Cheltenham and Bath.

There are a good range of shops including a new, recently opened Waitrose store, hotels, eateries, leisure and sporting facilities, primary and secondary schools in the town, and numerous historical buildings of interest including Malmesbury Abbey and The Market Cross, situated in the heart of the town.

Within the local area a number of places of interest including the world famous Westonbirt Arboretum with 18 thousand trees and shrubs in some 600 acres of beautiful landscaped grounds.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.



Directions

From our office in Tetbury, take the third exit off the roundabout into Market Place and then into Silver Street. Continue out of Tetbury, towards Malmesbury. At the first roundabout take the second exit, going straight over at the next roundabout continue down the hill. At the roundabout go straight over, and at the next take the second exit turning right. Follow the road and the property can be found on the right hand side before Park Road.

What 3 Words: ///decent.cemented.timer

Services & Tenure

The tenure is Freehold.

Local Authority

Wiltshire Council

Council Tax Band: F

Our reference

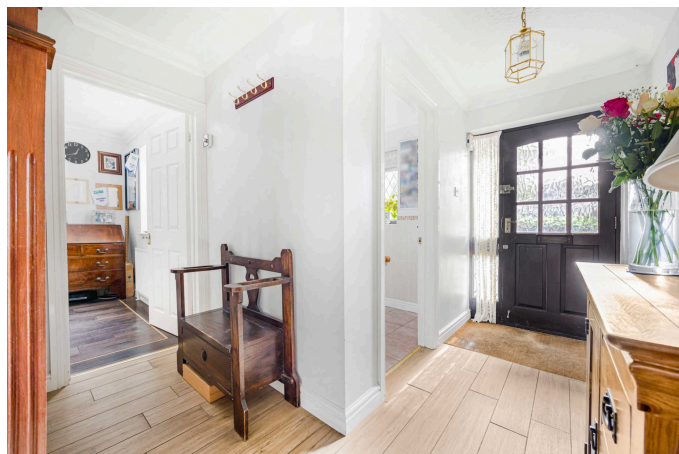
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We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

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what the owner said

"It's just been a great comfortable family house. When we moved here we had three children at home, all gone now so time to downsize. Very quiet spot apart from school run time!"



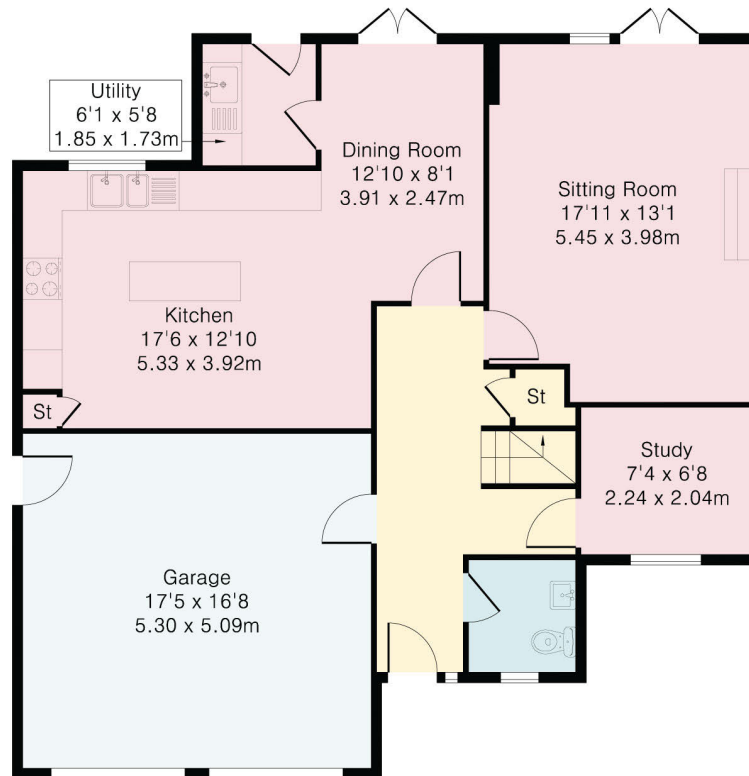




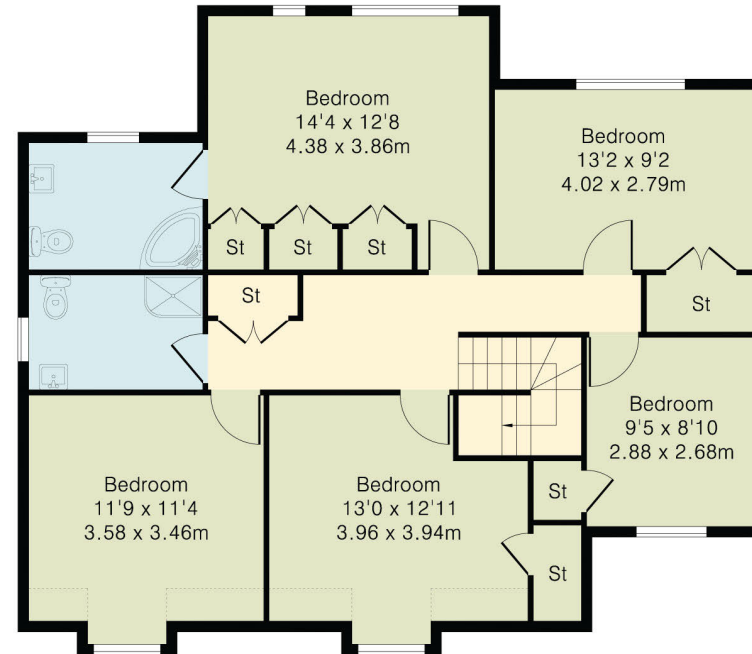
Approximate Gross Internal Area 2074 sq ft - 193 sq m

Ground Floor Area 1114 sq ft – 104 sq m

First Floor Area 960 sq ft – 89 sq m



Ground Floor



First Floor

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

