

# PerryBishop

PROPERTY MADE PERSONAL



**Braemore**, Filands, Malmesbury, Wiltshire, SN16 9JN

# Braemore,

Filands, Malmesbury, Wiltshire, SN16 9JN

## Key Features



5

Bedrooms



3

Bathrooms



3

Receptions

- An impressive house nestled behind electric gates
- Stunning lifestyle kitchen-diner-family room
- Cinema room with doors to the garden
- Fabulous principal bedroom with a dressing room and en-suite bathroom and separate shower
- Workshops and storage
- Fully enclosed garden with separate play area
- Expansive parking leading to a double garage with electric doors
- EPC: TBC

## About the property

An exceptional family home which has been extended and refurbished, finished to a high standard, with plenty of surprises within.

Approached into an impressive vaulted hallway with limestone flooring and bespoke carpentry to create a space for shoes and coats. Off an internal hallway there is an elegant sitting room, triple aspect with beams and a stone fireplace housing a gas stove, this room is perfect for a large family Christmas with plenty of room for the tree. Further along there is a cloakroom and a boot room ideal for the dog with a door to the side of the house, allowing access after muddy walks.

The kitchen-dining-family room is truly the heart of this home with an elegance which belies its practicality. Limestone flooring is both practical and striking whilst the kitchen has plenty of drawers, pantry style cupboards and a large island unit large enough to seat the whole family. A range cooker and large American fridge freezer finish the

look and feel of the kitchen, adjacent is a utility room with planned space for appliances.

Bi-folding doors stretch across the back wall of the kitchen and there is plenty of room for sofas and a large dining table. A door leads into a cinema/games room with bi-folding doors leading into the garden. A personal door leads into the double garage with an electric roller door and insulated flooring, here there is a radiator, power and light to create an in-house gym if required. The garage has been insulated to the same standard as the house, so is ripe for conversion.

From the kitchen there are double doors opening into the snug with an open fireplace and plenty of storage, double doors open back into the hallway.

Upstairs is equally as impressive with a principal bedroom which is expansive with a good size dressing room and adjacent bathroom with separate shower. There are three further double bedrooms and a family shower room. There is also a guest suite with a beautiful vaulted ceiling with beams, dual aspect with an adjacent shower room. This makes for a perfect blending of families as this area of the house can be separated off if required.

Outside there are electric gates leading to ample parking for several cars, external garages which can house three cars and workshops which all have power and light, but have been painted in co-ordinating colours to the house. If you choose to convert the double garage into a gym there would still be ample parking.

Access around both sides of the house leads into the rear garden which has been landscaped to provide a terrace running the length of the house, a lawned area separated by railway sleepers, an outside entertaining area which could be converted into an outside kitchen or a work from home office and a children's play area, an area which has been fenced off and has bark flooring.



### 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. Railway links from both Kemble and Chippenham are within easy reach.

There are a good range of shops including a new, recently opened Aldi, Coop and a 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.

### Directions

From our office in Church Street take the third exit off the roundabout into Market Place, follow this road out of Tetbury. Go through Long Newnton and at the roundabout take the first left onto Filands. Go past Snell Avenue on the right and the house is the last one on the right after this development. The property had grey double gates.

### Services & Tenure

The tenure is Freehold.

### Local Authority

Wiltshire Council

Council Tax Band: E

### Our reference

TET/HP/RN/27032024

### We'd love to hear from you

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# Braemore Filands, SN16

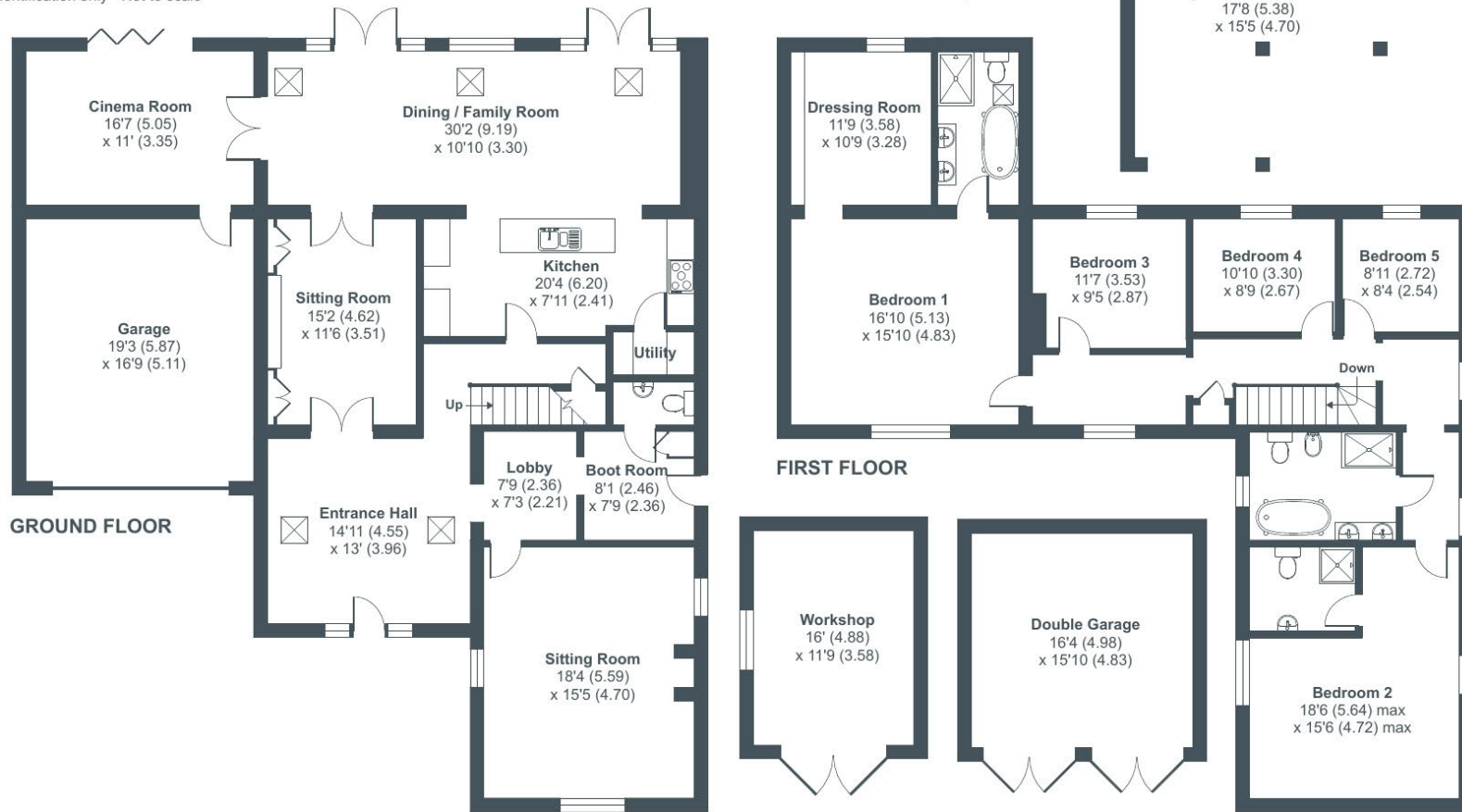
Approximate Area = 3098 sq ft / 287.8 sq m

Garage(s) = 583 sq ft / 54.2 sq m

Outbuildings = 460 sq ft / 42.7 sq m

Total = 4141 sq ft / 384.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Perry Bishop. REF: 1102645





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