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PROPERTY MADE PERSONAL



Manor View, Lea, Malmesbury, Wiltshire, SN16 9PD

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Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

- Fabulous modern detached family home
- Offering the perfect blend of comfort and style
- Located in the picturesque village Lea
- Sitting room with double doors onto the rear garden
- Move Ready Scheme
- Separate dining room with bay window enjoying the rear aspect
- All bedrooms are a really good size
- Ample driveway parking plus front and rear gardens

About the property

Nestled in the picturesque village of Lea, this fabulous modern detached family home offers a perfect blend of comfort and style.

Boasting four spacious bedrooms, this charming property exudes luxury and sophistication throughout. The bright and inviting interior is designed for modern living, with a peaceful and quiet ambiance that provides a retreat from the hustle and bustle of daily life.

On entering the property into the bright airy entrance hall with stairs to first floor. The sitting room has a feature fireplace and double doors onto the rear garden. There is a separate dining room with bay window enjoying the rear aspect. The open-plan fitted kitchen/living space has handmade Parlour Farm units with granite surfaces, integrated appliances, and Bifold doors onto the garden. There is a separate playroom/office, the fourth bedroom/reception room, a shower room, and a separate utility room.

On the first floor the galleried landing gives access to the

principal bedroom with en-suite bathroom (this room could easily be divided into two rooms if required with power and lighting provisions in place), two further double bedrooms and family bathroom.

The property features a good size rear garden, perfect for children, entertaining or simply relaxing outdoors. There is a covered seating area with heat and power in place. Ample off-street parking adds to the convenience of this stunning home. With its stylish design and spacious layout, this property is sure to impress even the most discerning buyer. Don't miss the opportunity to make this your dream home in the heart of the countryside.

Move Ready

Our seller for this property has opted to use our 'Move Ready' pack because they are keen to put themselves in the best position to achieve a smooth and speedy sale. They have opted to make purchasing the pack a condition of their sale as a show of their commitment, with the aim of a faster less complicated process.

The cost of the pack to the buyer is £300 inc VAT (non-refundable) and includes the following that is in place ready to be sent to your solicitor upon offer acceptance:

- Property Information Questionnaire
- Fittings and Contents forms
- Official copy of Title Register or Epitome of Title if an unregistered title
- Title plan
- Local Authority search
- Draft contract
- A buyers information booklet will be shared on first viewing
- Anti Money Laundering Checks

Amenities

Lea is a village located in Wiltshire lying approximately 1.5 miles (2.4km) east of Malmesbury.



Lea and Garsdon CE Primary School covers Lea and the surrounding villages.

The village has one public house the Rose and Crown, other facilities include village hall, tennis court, a former telephone box which has been converted into a library plus a children's play area.

Broadband and Mobile Coverage

The vendors inform us the property has Superfast FTTP broadband from Gigaclear.

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 Church Street, Tetbury turn right at the mini roundabout into Market Place. Follow the B4014 into Malmesbury, at the mini roundabout take the first exit, next round about take the third exit onto Crudwell Road. Next roundabout take the second exit onto the A429. Follow this road to the next roundabout, take the first exit onto the B4042. Take the next left signposted Lea, this takes you onto The Street. Follow the road into the village, left into Little Badminton Lane, and left into Manor View.

What 3 Words: ///warriors.thrones.clotting

Services & Tenure

The tenure is Freehold. Mains water, drainage, electricity and oil are connected.

Local Authority

Wiltshire Council

Council Tax Band: G

Our reference

TET/JR/RN/27082024

We'd love to hear from you

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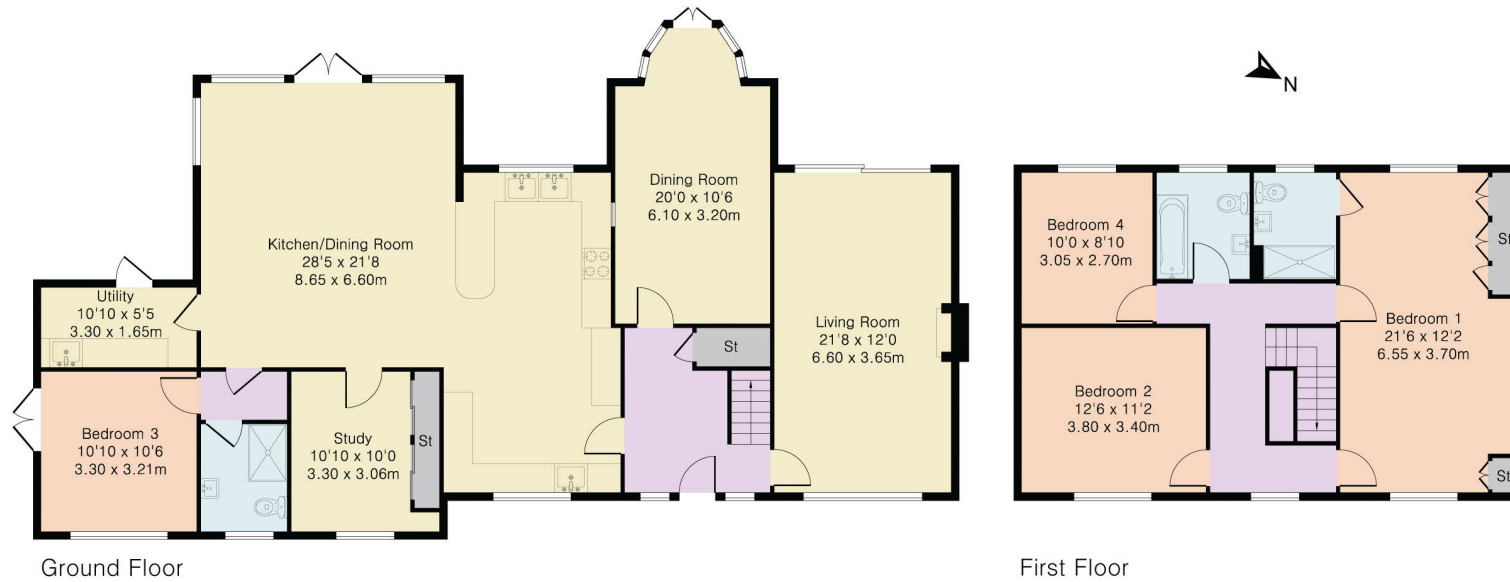








Approximate Gross Internal Area 2231 sq ft – 207 sq m
Ground Floor Area 1506 sq ft – 140 sq m
First Floor Area 725 sq ft – 67 sq m





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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.

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