

PerryBishop

PROPERTY MADE PERSONAL



Waingate, Corston, Malmesbury, Wiltshire, SN16 0HD

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Key Features



4
Bedrooms



3
Bathrooms



2
Receptions

- Detached house with plenty of surprises
- Stunning kitchen-dining-family room
- Large sitting room with beams and a wood burning stove
- Garden room with double doors into the garden and a contemporary wood burner
- Workshop and wood store
- A garden full of surprises, raised decks and fire pits
- Double garage with hot tub canopy and changing room
- EPC: D

About the property

Set within a plot of almost a quarter of an acre, this family house offers surprising amounts of space and comfort with a very interesting garden.

Approached through a gated entrance into a front garden, which is well stocked with a lawn and a raised pergola with wisteria winding through.

The hallway has storage under the stairs, which rise to the first floor, there is also a nook which successfully houses an office desk.

The kitchen-diner-family room has been beautifully designed to accommodate the largest of gatherings, but is designed with practicality in mind. A large Rangemaster oven sits squarely within the fireplace, and there are a good range of cabinets and drawers for storage. There is plenty of room for a sofa and/or a dining table. An adjacent utility/boot room has planned space for a washing machine, and an American style fridge., with plenty of room for storing coats and shoes.

The sitting room is a fabulous room with beams and a wood burning stove housed in a feature fireplace, perfect for entertaining this room has also accommodated a dining room table in the past. Bi-folding doors fold back to reveal a garden room with a contemporary multi fuel stove. Double doors open into the garden. A downstairs cloakroom is adjacent.

Upstairs there are four double bedrooms, with the main bedroom being 18ft long and having an en-suite shower room. Bedroom two has built in storage and a sink area. The family bathroom is contemporary with a bath and separate shower.

Outside is where the magic begins, with manicured gardens to both the front and the back, cleverly this forms a series of rooms. Close to the house is a gravelled area with seating and a fire, there is a raised deck which affords the best of the views across the fields and the roof tops of Corston. The garden has taps, power points and garden lighting both the front and the rear.

Although there is a driveway to the front, there is a shared driveway to the side of the next door neighbours which leads to the rear of the house where there is an electric gate. This opens into a large gravelled area which can accommodate a number of cars or a caravan/camper van.

An attractive brick workshop also houses wood, the double garage has been divided to create a changing room for the adjacent covered hot tub area.

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 into Market Place and follow the road into Silver Street and out of Tetbury. Go through Long Newton and at the first roundabout take the first exit.

At the next roundabout take the third exit onto the A429. Head towards Chippenham on the A429 and after entering Corston, the property can be found on the left hand side before the traffic lights. Please park in front of the wooden gates and a member of our team will meet you there.

What 3 Words: ///added.reputable.prude

Services & Tenure

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

Local Authority

Wiltshire Council

Council Tax Band: E

Our reference

TET/HP/RN/03102024

We'd love to hear from you

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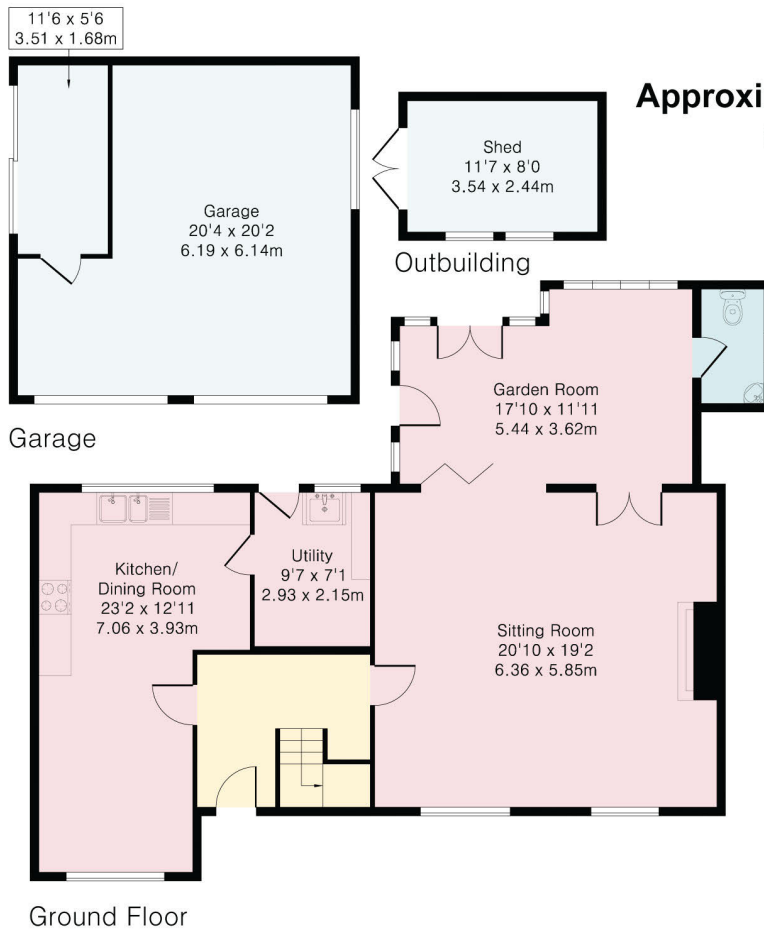
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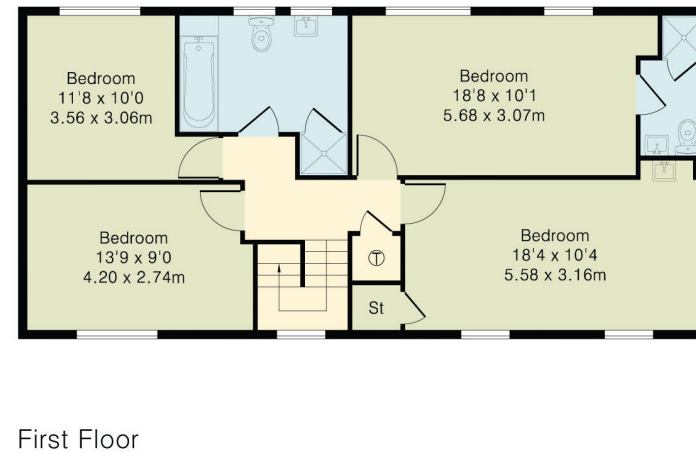
Approximate Gross Internal Area 2357 sq ft - 220 sq m

Ground Floor Area 1062 sq ft – 99 sq m

First Floor Area 793 sq ft – 74 sq m

Garage Area 409 sq ft – 38 sq m

Outbuilding Area 93 sq ft – 9 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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