

PerryBishop

PROPERTY MADE PERSONAL



Moor Lane, Charlton, Malmesbury, Wiltshire, SN16 9DR

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Key Features



5
Bedrooms



3
Bathrooms



3
Receptions

- Gorgeous family home in an idyllic setting
- Stunning kitchen-diner-family room
- Bi fold doors to throw open into the garden
- Elegant dining room and cosy sitting room with log burner
- Utility and downstairs cloakroom
- Good size bedrooms, two with en-suite shower rooms
- Large garage and plenty of driveway parking
- Enclosed garden with perfect hiding places for children's toys.

About the property

A delightful period home, nestled in a rural setting but close to the amenities of Malmesbury. This versatile house has large, spacious rooms which offer great versatility, and is beautifully presented.

Approached into a porch with room to remove coats and shoes, leading straight into an expansive kitchen-diner-family room which is perfect for entertaining or the hub of family life. There is plenty of room for a large table and chairs, a sofa area and a wonderfully appointed kitchen with a large island unit, two ovens, an induction hob and dishwasher. Adjacent is a useful utility room and a recently refurbished downstairs cloakroom.

The reception rooms are really special, the large playroom has double doors into the garden but can offer the potential for an annexe, there is bespoke storage at one end. A cosy sitting room with an exposed stone fireplace is completed with a wood burning stove, and an elegant dining room with bespoke shelving and dual aspect windows is perfect for entertaining.

Upstairs there are five double bedrooms, the principal

bedroom is magical with dual aspect windows overlooking the garden and fields, a vaulted ceiling and built in storage, with an en-suite shower room. Bedroom two also has built in storage and an en-suite shower room. The family bathroom has a stand-alone bath and a separate shower and there is a large airing cupboard.

The property benefits from Oil central heating, and a recently installed septic tank, and has underfloor heating throughout.

Outside there is a gated driveway for several cars leading to a double garage with built in storage. The rear garden is enclosed, mainly laid to lawn with mature shrubs and trees.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

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.



Directions

From our office in Tetbury follow Silver Street out towards Malmesbury. After leaving Long Newnton take the first left signed Charlton. At the crossroads go straight across. At the T junction turn left and follow the road past the Horse and Groom. Take the first right into Moor Lane, the house is the second driveway on the left.

What3Words /// abode.division.questions

Services & Tenure

The tenure is freehold. Mains electricity and water are understood to be connected, the property is on oil and has a septic tank.

Local Authority

Wiltshire Council

Council Tax Band F

Our reference

TET/HP/CDH/01042026

We'd love to hear from you

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what the owner said

It's the most beautifully spacious house with incredible open living areas and lots of space/storage. The bedrooms are light and airy with the rear ones looking out over fields.

The area is quiet and green with beautiful walks from the front door while still only being five minutes from Malmesbury town centre and within walking distance of the local pub.

We have absolutely loved living here.







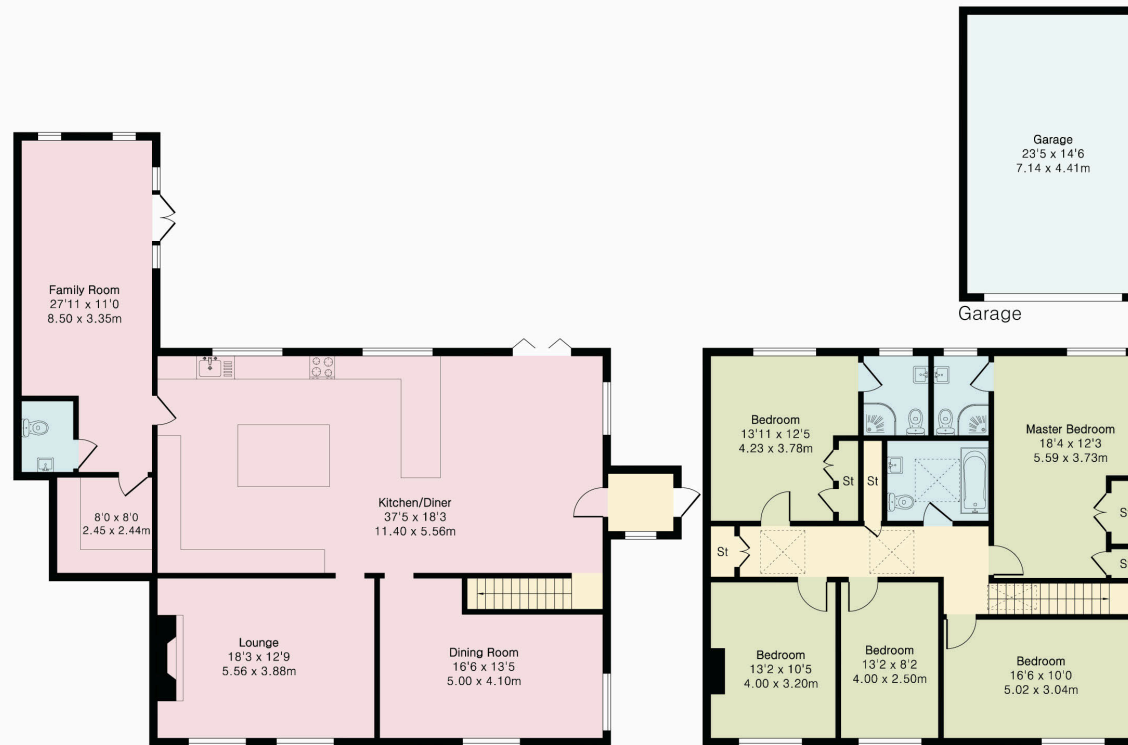


**Approximate Gross Internal Area 3108 sq ft - 288 sq m
(Including Garage)**

Ground Floor Area 1612 sq ft – 150 sq m

First Floor Area 1157 sq ft – 107 sq m

Garage Area 339 sq ft – 31 sq m



Ground Floor

First Floor

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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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

