



PENMELLIN, HOLLOWAY,
Malmesbury, Wiltshire, SN16 9HX

Presented by
Helen Pugh

PerryBishop
PROPERTY MADE PERSONAL

Step Inside

Enjoying an elevated position within easy walking distance of Malmesbury town centre, this is a substantial house with spacious rooms.

KEY FEATURES

- Delightful kitchen with an oak framed dining area
- Dual aspect sitting room with feature fire place
- Delightful snug with a bay window overlooking the fields beyond
- Stunning principal bedroom with large dressing room and en-suite bathroom
- Two further bedrooms with ensuite
- Double garage and ample parking
- Wraparound gardens with raised terraces
- Within walking distance of Malmesbury town centre
- EPC To be confirmed

ABOUT THE PROPERTY

Pennellin is a wonderful detached home, originally built in 1966 and thoughtfully remodelled and extended over the years. Ideally located within easy walking distance of Malmesbury's town centre, it offers generous and beautifully presented accommodation totalling nearly 3000sq.ft.

Approached into a welcoming hallway with stairs to the first floor, and into the kitchen, a lovely space for everyday living, fitted with blue country-style units, solid wood worktops and plenty of room for dining with a recently added oak framed dining room overlooking the trees beyond. There is plenty of room for entertaining with a snug area perfect for a piano and an armchair.

The sitting room is warm and inviting, complete with a wood-burning stove, and leads through to a study and an additional sitting room with a large bay window. Adjacent to the kitchen, is a useful pantry area with a sink, access to the double garage and a door at the side of the house. There is a downstairs cloakroom and a beautifully crafted laundry room, with plenty of storage,

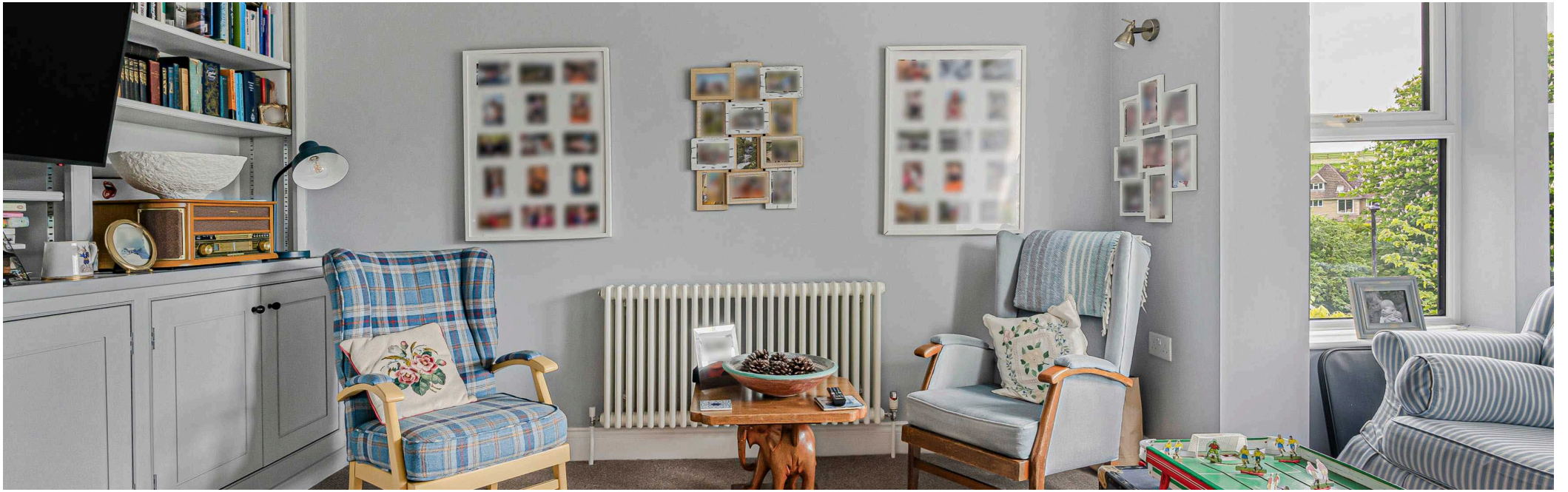
Upstairs, the sense of space continues with five comfortable double bedrooms and four bathrooms, three of which are en-suite. The principal bedroom feels particularly special, with its own en-suite shower room and a generous dressing room fitted with wardrobes. The remaining bedrooms are well served, with the fourth and fifth bedrooms sharing a stylish family bathroom featuring a freestanding bath and double sinks.

Outside, the property is equally appealing. A large gated driveway provides plenty of parking alongside the double garage, while the landscaped rear garden has been designed for both relaxation and entertaining, with a generous patio, decking areas and lawn bordered by mature planting.



















ADDITIONAL INFORMATION

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 Church Street, take the third exit at the roundabout into Market Place. Follow the road out of Tetbury towards Malmesbury, at the first roundabout take the second exit and the first exit at the next roundabout onto Tetbury Hill.

Follow the road round and turn left into Abbey Row, follow the one way system and turn left into Holloway. Follow the road past St Josephs school and take the drive on the left hand side. The house can be found on the right hand side.

What3Words /// helpfully.mooring.punks

Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

Local Authority

Wiltshire Council.

Council Tax Band G.

Our reference

TET/HP/CDH/13052026

We'd love to hear from you

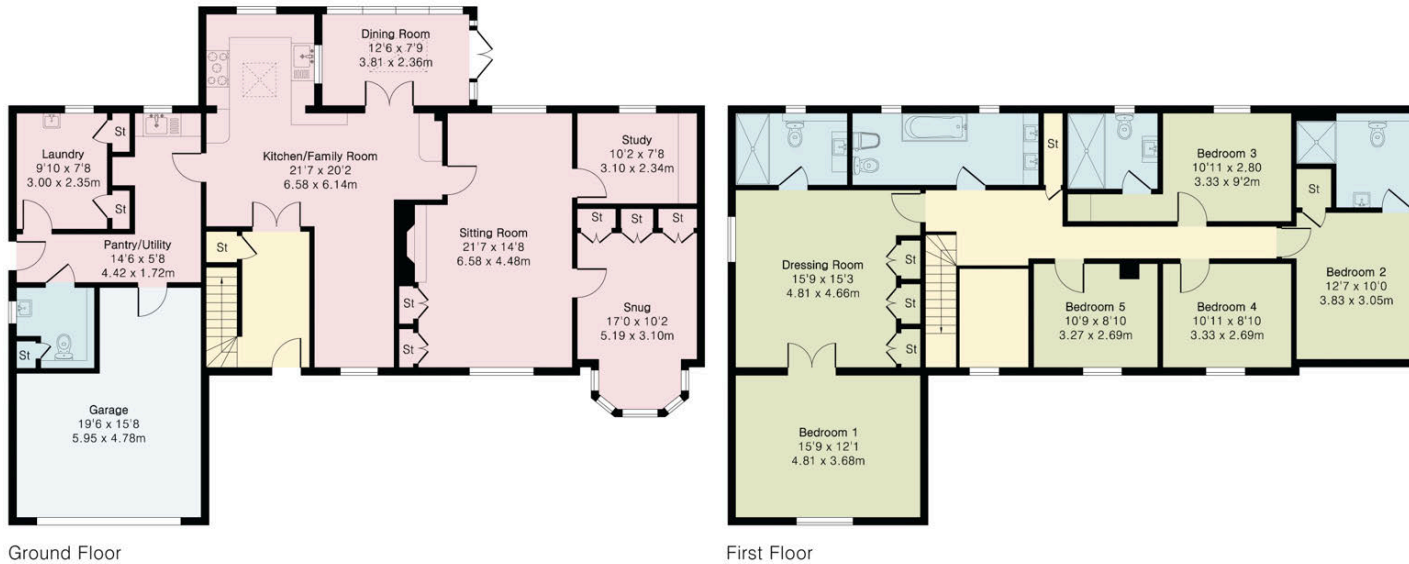
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**Approximate Gross Internal Area 3095 sq ft - 288 sq m
(Including Garage)**

Ground Floor Area 1655 sq ft – 154 sq m
First Floor Area 1440 sq ft – 134 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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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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