



15 Gilmore Road, Malmesbury, Wiltshire, SN16 9FZ

Individual Detached Coach House
Built in 2016
Stylish Modern Interior
2 Bedrooms, 2 Bathrooms
Open Plan Living
Parking & Garaging

Approximately 1,333 sq ft



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Price Guide: £285,000

‘An individual detached coach house built in 2016 situated within the new Filands View executive development with views across fields and within walking distance to Malmesbury town centre’



The Property

Situated within the new Filands View executive development, this completely individual detached coach house was built in 2016 by Bloor Homes and is unique to this development. Constructed with attractive timber cladding under a tiled roof, the property occupies the whole of the first floor and is finished to a high modern standard whilst enjoying views across nearby fields yet within walking distance to Malmesbury centre.

The beautifully presented accommodation extends in all to approximately 900 sq.ft. and is entered on the ground floor via an entrance hall which leads up to the first floor. The spacious and light accommodation includes a large living/dining room with Juliet balcony and dual aspect windows enjoying views over the fields to the north. The open plan layout leads into a well fitted modern kitchen with

built in appliances. There are two double bedrooms, the master having a stylish ensuite shower room whilst in addition there is family bathroom.

The property owns two adjoining garage beneath the coach house both with rear doors to the garden. The property has a garden to the side, enclosed and easy to maintain with patio and lawn.

Situation

Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. Today, the High Street has numerous independent shops, pubs and restaurants including a new Waitrose store and a regular weekly Farmer's market whilst the

town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).

There are many local footpaths and bridleways and the area is well served for cultural and sporting interests. There are theatres in Bath, Bristol and Swindon, together with golf courses in Chippenham, Brinkworth, Castle Combe and Minchinhampton. Horse racing can be enjoyed at Bath, Newbury and Cheltenham, while numerous water sports are available at the Cotswold Water Park in South Cerney.

Directions

Enter Filands and take the first left hand turn into Gilmore Road, take the next left then follow the road around to the left to locate the property at the end of the cul-de-sac. Sat nav postcode SN16 9FZ

Local Authority

Wiltshire Council

Council Tax Band

C £1,661

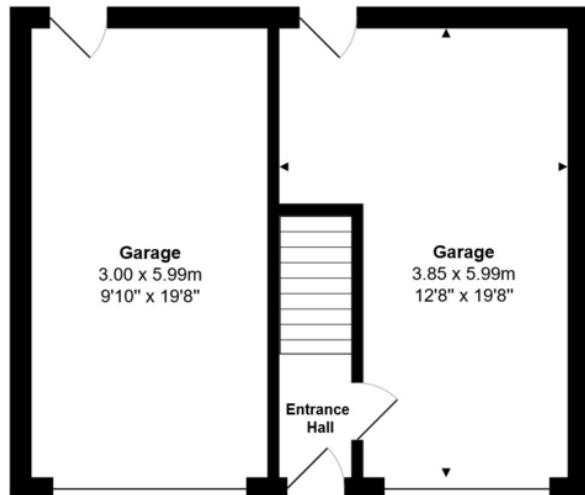




1st Floor

Total Area: 123.8 m² ... 1333 ft²

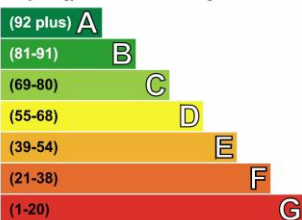
All measurements are approximate and for display purposes only



Ground Floor

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
82	82



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