

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## The Nursery, Garsdon

Price Guide £899,950

A skillfully refurbished and extended single storey home (2165 sq ft) in a semi-rural location.

5 bedrooms, 3 bath/shower rooms - 2 en suite. Large hall, sitting room, family room, kitchen/dining room, utility and cloakroom. Secondary annexe kitchen.

Ample parking, good size gardens. In all about 1/3rd of an acre.

No ONWARD CHAIN



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# The Nursery , Garsdon

## The Property

This single storey home was originally part of the Heath Farm estate and was purchased by the current owner in 2016. It has since been skillfully refurbished and extended and offers the option of an annexe with a separate entrance if required. With elevations of brick and timber cladding, sycamore and cedar, the property occupies a delightful location within this small village. There is plentiful parking and a large garden, predominately lying to the front of the property. There is underfloor heating in the main living areas combined with traditional radiators in the bedroom, and a log burning stove in the sitting room. A particular feature is the contemporary kitchen/dining room and there is extensive use of wood effect flooring.

## The Accommodation

The front door leads into a spacious hall with a cupboard off housing the boiler and hot water system. The dual aspect sitting room has a vaulted ceiling with beams, a log burner and two pairs of south-facing doors to the front. At the rear is a family room and to the right is the L shaped kitchen/dining room, with west facing bi-fold doors. The modern frameless units have quartz work surfaces and include a fridge, freezer, dishwasher, two ovens and an induction hob with extractor over. There is exposed brick work, roof lights and a door to the rear. Off the inner hall are the master bedroom with fitted wardrobes, an en suite shower and double doors onto a sunken terrace, plus a further dual aspect double bedroom and the family bathroom featuring a deep-soaking bath tub. On the first floor are two further bedrooms with sloping ceilings. Off the kitchen is a utility room with cloakroom at the rear. Next door the annexe comprises a kitchen/dining/sitting area with a bedroom and shower off, together with a separate external entrance door.

## Outside

Twin gates lead to a large gravelled parking area. The lawned gardens are mainly to the front and include a number of mature

trees including several apple trees and a silver birch. To the right of the entrance is the sunken LPG gas tank and there are external power and light points plus a tap.

## General

Mains water and electricity are connected. Private drainage system. LPG central heating to radiators and wet under floor heating in the kitchen and annex, plus electric underfloor heating in the sitting room. Council Tax Band D - £2136.44 payable for 2023/24. EPC rating: band F-30.

## Location

Garsdon is a small village which takes its name from the grassy hill near the All Saints Church, which was rebuilt in the mid 1800's. Surrounded by farmland and within the Lea and Cleverton Parish Council, the village lies about 3 miles east of Malmesbury which caters for everyday shopping requirements including a Waitrose, library and sports centre. There is a primary school in Lea, with a bus into Malmesbury for secondary education. Junction 17 of the the M4 motorway provides good road access to the areas major employment centers.

## Directions to SN16 9NW

From Malmesbury head north up the by-pass to the Wychurch roundabout adjacent to the petrol garage. Here turn right towards Charlton and immediately left into Milbourne. Continue through Milbourne to the crossroads and go straight over to Garsdon. Continue down the hill and the entrance to the property is on your left, just past the yellow grit bin.

