

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## Stonehaven, The Street, Lea

Price Guide £850,000

A substantial individual family home (2182 sq ft), situated in this sought after village, with large garden enjoying a westerly aspect.

5 bedrooms, 2 bath/shower rooms. Entrance hall, sitting room, kitchen/dining room, utility room, cloakroom. Double garage, ample parking.

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# Stonehaven The Street, Lea

## The Property

This individual family home was built around 33 years ago. UPVC double glazed windows have been fitted, together with the addition of a conservatory to the rear. An air source heat pump has recently been installed and this, together with the solar panels, help reduce overall energy costs. A particular feature of this property is its large garden enjoying a westerly aspect.

## The Accommodation

On the ground floor, there is a good size entrance hall with cloakroom off. The triple aspect sitting room is a lovely bright room and has a fireplace with a log burning stove. The well appointed kitchen has an excellent range of fitted units with integrated appliances and an adjoining utility room. The dining area provides access into the conservatory, which enjoys a fabulous view over the garden. Upstairs is a light and airy landing with airing cupboard and access to the part boarded roof space, with fitted ladder and light. The large master bedroom has a good size en-suite shower room. There are three further double bedrooms and a large single, ideal for a study. The family bathroom benefits from both a bath and a separate shower cubicle.

## Outside

Gated entrance with block paved driveway providing parking for several cars in front of the double garage. There is access to both sides of the property to the rear garden. This is chiefly lawned, with many specimen trees and well stocked flower borders. The overall plot extends to 0.344 acres.

## General

Mains water, electricity and drainage are connected. An air source heat pump provides heating and hot water with the benefit of solar panels, further reducing overall energy costs. Council Tax Band G - £3492.59 payable for 2023/24. EPC rating: band C-79

## Lea

The popular village of Lea lies about two miles east of Malmesbury and has a church, public house, primary school, playgroup and recreation field with tennis court and play park. The nearby town of Malmesbury caters for most everyday requirements with Chippenham, Cirencester and Swindon all offering more comprehensive facilities. The village is readily accessible to Swindon fifteen miles distant and Junction 17 of the M4 motorway, about six miles south, provides access to the area's major employment centres.

## Directions to SN16 9PG

From Malmesbury head towards Brinkworth on the B4042. After one and a half miles turn left signposted Lea. Continue past the Church and the left hand turning to Little Badminton Lane. The driveway to the property is on your left hand side, before the primary school, denoted by our 'for sale' sign.



Illustration For Identification Purposes Only. Not To Scale  
\* As Defined by RICS - Code of Measuring Practice