

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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60, Baskerville, Malmesbury

Price Guide £575,000

A one and a half storey home (1829 sq ft), in an elevated position with views, on the outskirts of the town.

4 double bedrooms, 2 bath/shower rooms. Hall, sitting room, kitchen/breakfast room, conservatory. Off-road parking, courtyard style garden.



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60 Baskerville, Malmesbury

The Property

Built just over twenty years ago, this one and a half storey home offers the versatility of ground floor living, with the added benefit of two additional bedrooms on the first floor. It is situated on a no-through road, and benefits from a paved courtyard style garden that enjoys a southerly aspect. 12 solar panels have recently been installed to increase energy efficiency and a gas fired boiler supplies central heating and hot water, and most of the ground floor has wood flooring.

The Accommodation

The front door leads into a hall with the staircase off, and a cupboard under. The sitting room features a vaulted ceiling and a stone fireplace with a gas log effect fire. A wide opening off leads to the dining area and in turn the kitchen, which has a good range of units including a larder cupboard. The fridge, freezer, slimline dishwasher and waste bin are all integrated, and there is a Smeg dual fuel range cooker. The grey cabinets have quartz worksurfaces and the Valiant gas boiler is concealed in a cupboard. Double doors from the dining area and bi-fold doors from the sitting room lead into the conservatory, which has sliding doors into the garden and a storage room off, ideal for garden furniture and the like. The triple aspect main bedroom has a built-in triple wardrobe with hanging rails and shelving. Double doors to the south lead onto the terrace. Bedroom two is currently used as a study/hobbies room and has a shower room opposite. On the first floor landing there are storage cupboards that include the pressurised hot water tank. There are two double bedrooms with vaulted sloping ceilings and a bathroom with a shower over the bath.

Outside

A shared tarmac drive leads to a block paved parking bay for two cars, with a shed and gravelled/paved area of garden adjacent. Paved paths lead around both sides of the property to a wide south facing terrace, ideal for entertaining, with a pergola outside

of the main bedroom. There are raised well stocked borders and, below the fence, the bank leading down to the stone retaining wall on the roadside has numerous colourful shrubs. The area to the left of the driveway is also part of the property.

General

Mains water electricity and gas are connected. The Klargester private drainage system was installed about 4 years ago. Council tax band E - £2,660.79 payable for 2024/25. EPC rating band C - 74.

Location

Malmesbury lies close to the border of Wiltshire and Gloucestershire, 14 miles south of Cirencester and 10 miles north of Chippenham, with Swindon 16 miles to the east and Bath 24 miles to the west. It has a good selection of shops including a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and an Ofsted rated Outstanding secondary school. It is also home to the UK headquarters of Dyson, who employ over 3000 people. J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham, Kemble and Swindon.

Directions to SN16 9BS

Proceed down the High Street and just before the town bridge, bear left into St John Street. Continue past the Bowls Club and into Baskerville. No 60 is towards the far end of the lane on your left hand side.

