



6 Lipman Way, Malmesbury

Price Guide £595,000

An excellent detached family home (1502 sq ft) with spacious and light interiors situated on a quiet, private road.

4 double bedrooms, 3 bath/shower rooms. Hall, cloakroom, sitting room, dining room, kitchen/breakfast room, utility. Enclosed rear garden, double garage and driveway parking.



6 Lipman Way, Malmesbury

The Property

Situated in a quiet and sought-after private road, this impressive detached family home offers spacious and versatile living, arranged over three floors. The property boasts four generously proportioned double bedrooms and three well appointed bath/shower rooms. Perfect for family life, the home features an inviting layout with light-filled interiors and modern finishes throughout.

Outside, a block paved driveway provides parking in front of the double garage. A side gate gives access to the enclosed landscaped rear garden.

General

All mains connected. An annually serviced boiler provides gas central heating and hot water. Council Tax Band E - £2660.79 payable for 2024/25. EPC rating band C - 78.

Directions to SN16 9FH

Proceed down Malmesbury High Street, over the River bridge and at the Priory roundabout go straight over onto the B4042

Swindon Road. At the bottom of the hill, turn left into the Cowbridge Mill development. Continue along Sir Bernard Lovell Road and take the second left hand turning into Lipman Way.

Malmesbury

Reported to be England's oldest borough, dating from around 880AD, Malmesbury is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are lovely walks along the beautiful River Avon, just yards from the house, with a short walk to fabulous cafes, restaurants, pubs and the oldest Hotel in England. Malmesbury has a regular farmers market, a library, The Athelstan Museum, a leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and Junction 17 of the M4 is just ten minutes' drive from town. There are trains to Paddington in just over an hour from Chippenham and Kemble.

Approx. Gross Internal House Area *

139.54 M² - 1502 Ft²

Approx. Gross Garage Area *

25.27 M² - 272 Ft²

Approx. Gross Total Area *

164.80 M² - 1774 Ft²

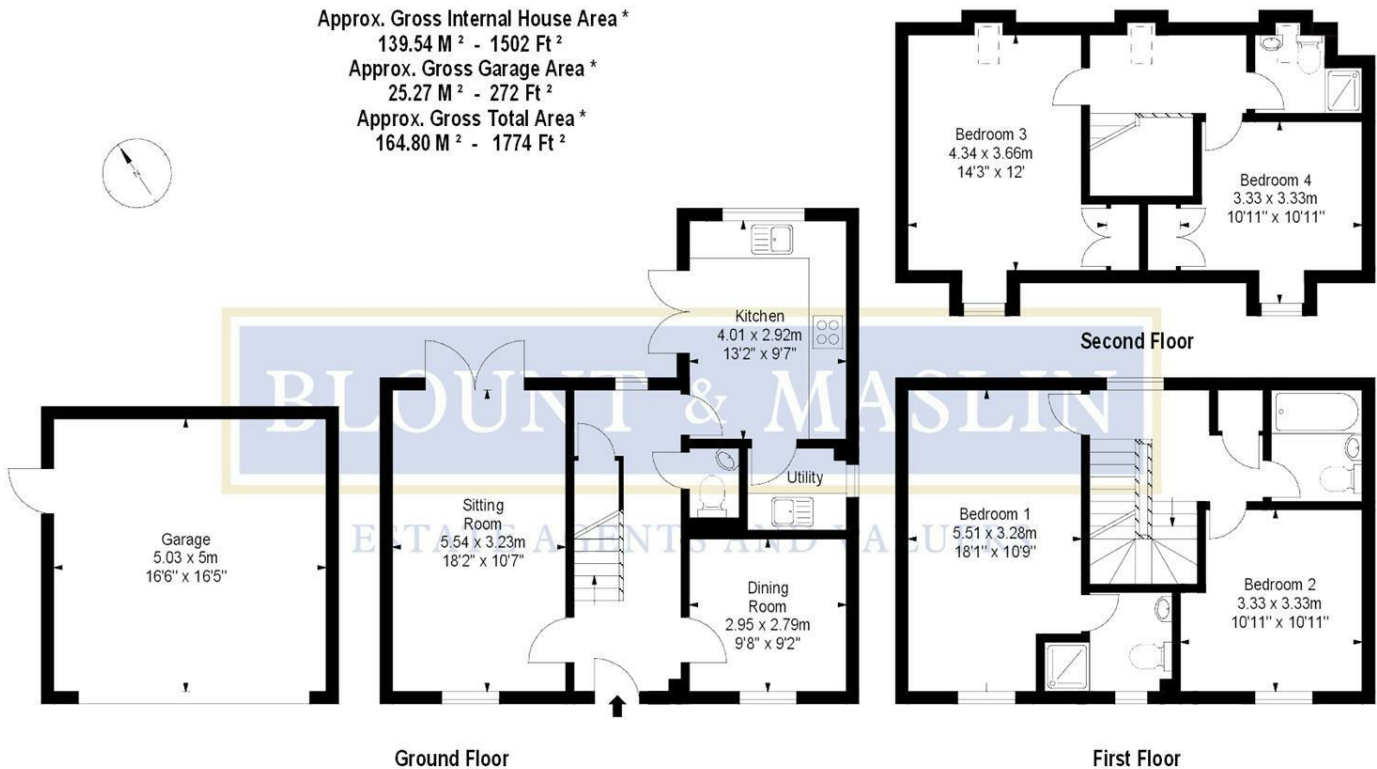


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice