

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury
Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



21, Wortheys Close, Malmesbury

Price Guide £599,950

A detached family home offering flexible living space (1619 sq ft) with an enclosed south-facing garden, situated in a cul-de-sac on the popular Reeds Farm Estate.

4 double bedrooms, 2 bathrooms - 1 en-suite.

Hall, cloakroom, dual aspect sitting room, kitchen/dining room, study, family room/bedroom 5.

NO ONWARD CHAIN



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The Property

This spacious detached home offers versatile family living accommodation, on the popular Reeds Farm Estate. Built in the 1980s by Persimmon Homes, the current owners have converted the former double garage to create two further reception rooms. The windows have UPVC double glazed units and the house benefits from an enclosed south facing garden.

The light and airy accommodation is arranged over two floors. On the ground floor is the entrance hall with good size cloakroom, well equipped kitchen/dining room with French doors to garden, a dual aspect sitting room, and two further reception rooms, ideal for office and family/play room/5th bedroom. On the first floor there are 4 double bedrooms, master with en-suite bathroom, and the family bathroom.

Outside

To the front of the property is a lawned area with mature shrubs, and driveway providing ample off road parking. There is gated access, to both sides of the house, to the enclosed rear garden. The garden is chiefly lawned and enjoys a southerly aspect.

General

All mains connected. The Worcester gas boiler is housed in a kitchen cupboard. Council Tax Band E - £2,932.62 payable for 2024/25. EPC rating band D - 68.

Malmesbury

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 9UD

At the top of Malmesbury High Street, bear left and continue past the Abbey to The Triangle. Here turn right and continue down Gloucester Road. At the third roundabout take the right exit onto the Reeds Farm Estate. Take the third right into Wortheys Close and the house is on your right hand side.

