

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 35 Milbourne Park,

## Price Guide £375,000

Semi-detached bungalow (872 sq ft) in sought-after location

Entrance hall, two double bedrooms, shower room. Fitted kitchen, sitting room, dining area.

Single garage with driveway parking. Generous, mature gardens with summer house.

CHAIN FREE



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# 35 Milbourne Park,

## The Property

Set within a quiet and well-regarded development just outside Malmesbury, this attractive two-bedroom extended semi-detached bungalow enjoys a generous plot with beautifully landscaped, mature gardens. The accommodation includes an entrance hall, two double bedrooms, a shower room, a fully fitted kitchen, dining area, and a spacious sitting room with doors opening onto a patio area, ideal for enjoying the wonderful garden setting. The property further benefits from a single garage and driveway parking. While the property is perfectly comfortable as it stands, there is clear scope for improvement and updating, offering an excellent opportunity to personalise.

## General

Mains water, electricity and drainage are connected. An oil fired boiler supplies central heating and hot water. UPVC double-glazed windows throughout. Council Tax band C - £2126.65 payable for 2026/27. EPC rating band D - 62.

## Milbourne

Milbourne is a semi rural location on the outskirts of Malmesbury which is 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, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. 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 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 and Kemble. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

## Directions to SN16 9JE

Proceed up the bypass towards Cirencester and at the Wychurch roundabout take the third exit signposted to Charlton. Turn almost immediately right to Milbourne and after 250 yards turn right into Milbourne Park. Follow the road around to the left and the property can be found on the left, denoted by our For Sale board.

Approx. Gross Internal House Area \*

81.01 M<sup>2</sup> - 872 Ft<sup>2</sup>

Approx. Gross Garage Area \*

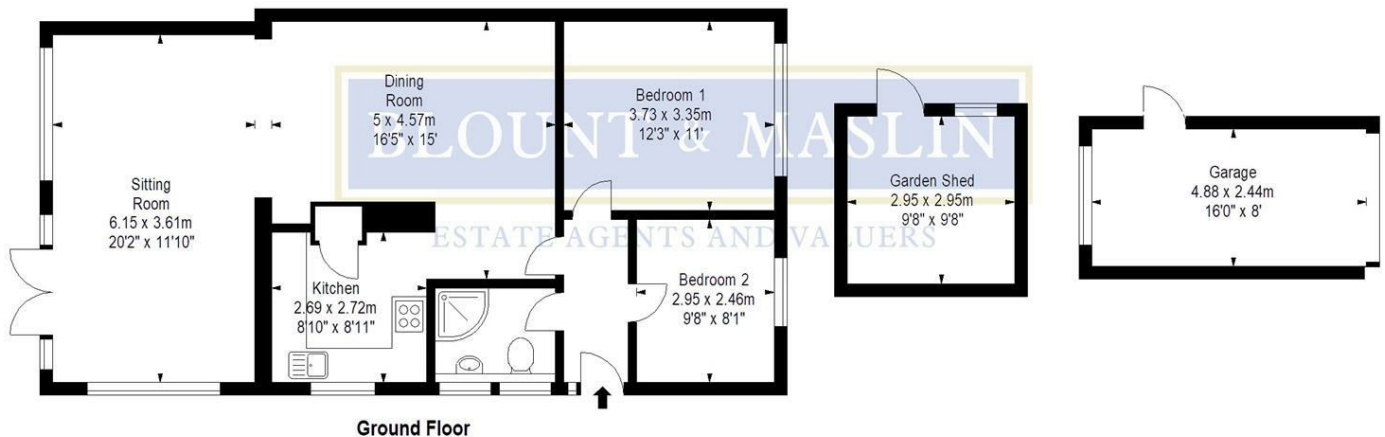
11.89 M<sup>2</sup> - 128 Ft<sup>2</sup>

Approx. Gross Garden Shed Area \*

8.83 M<sup>2</sup> - 95 Ft<sup>2</sup>

Approx. Gross Total Area \*

101.73 M<sup>2</sup> - 1095 Ft<sup>2</sup>



Ground Floor

Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice