



Ashdean, Swindon Road, Malmesbury, Wiltshire

**Fielder & Jones**

**STRUTT  
& PARKER**

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# Ashdean Swindon Road, Malmesbury, Wiltshire SN16 9LU

A detached 4 bedroom house near this popular market town.

M4 (Junction 17) 5 miles, Tetbury 6 miles, Chippenham station (London Paddington from 68 minutes) 9 miles, Cirencester 14 miles.

Hall | Dining room | Sitting room  
Kitchen/breakfast room | Cloakroom  
4 Bedrooms | 2 Bathrooms (one en suite)  
Double garage | Manageable garden | Off road parking for several cars

EPC Rating: Band C

## The property

Ashdean is the perfect first time buyer's or downsizer's house. It has been extended over time to provide convenient modern day living. Downstairs benefits from two light & airy reception rooms, both with working fireplaces, a downstairs loo and a spacious kitchen/breakfast room with ample space for a dining table as well as direct access leading outdoors. Upstairs there are four good sized, light-filled bedrooms (one of which has an en suite shower room) as well as a family bathroom. Views of Malmesbury Abbey can be seen from the west facing bedrooms. The double garage not only provides useful storage but also the opportunity to extend the ground floor accommodation within the house, subject to the necessary consents.

## Outside

To the front of the house, as well as a small wild flower lawn, is ample parking for several cars on the gravelled driveway which is shared with the neighbouring property. Immediately accessed through the kitchen and sitting room doors is a south facing paved terrace sheltered by a Cotswold stone wall perfect for outside entertaining. Alongside is a pretty gravelled garden, well stocked with herbaceous plants looking out onto fields beyond. Paths on either side of the house connects the front to the back providing useful access.

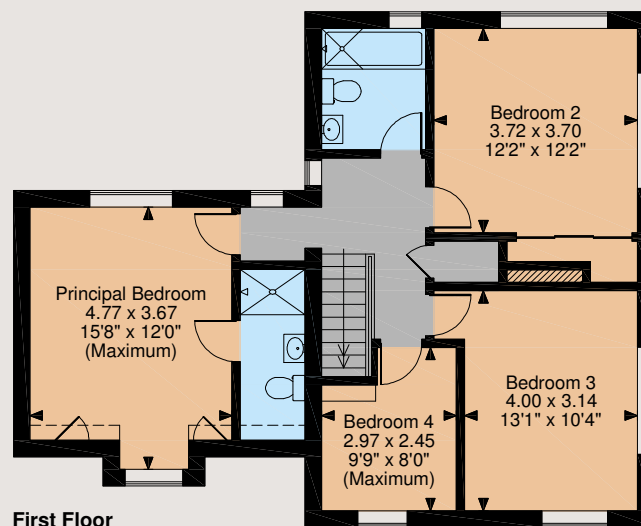
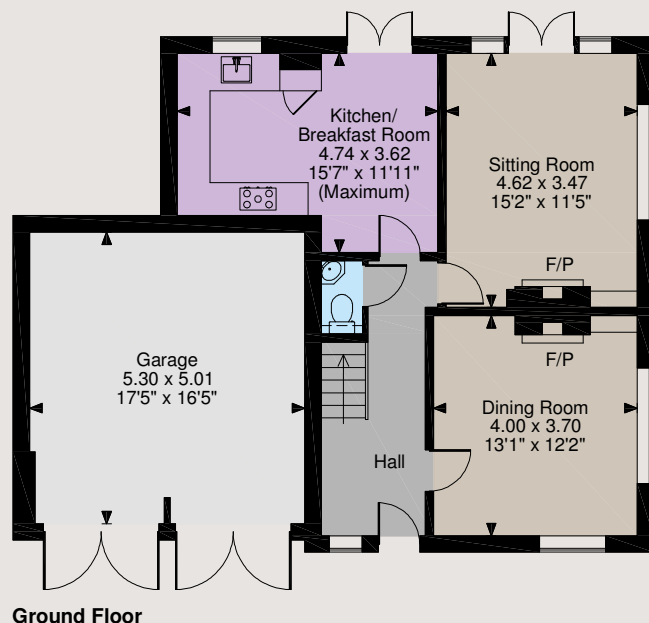
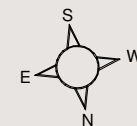
## Location

Ashdean is situated towards the eastern edge of Malmesbury, a charming market town, reputed to be the oldest borough in England. The town, which is dominated by the 12th century Abbey has a good selection of shops including Waitrose and Aldi supermarkets, a farmers' market, a library, museum and leisure centre. With J17 of the M4 just 5 miles away Malmesbury has good access to the area's major employment centres as well as mainline trains to London Paddington taking just over an hour from Chippenham station. The main regional centres are Bath, Bristol, Swindon, Gloucester and Cheltenham, all of which are within daily commuting distance. Ample local sporting opportunities including various golf courses. The area has long been associated with equestrian events including Badminton Horse Trials and polo at Westonbirt. Malmesbury has various nursery and primary schools and a highly regarded secondary school.





Ashdean, Swindon Road, Malmesbury  
Main House internal area 1,392 sq ft (129 sq m)  
Garage internal area 285 sq ft (27 sq m)  
Total internal area 1,677 sq ft (156 sq m)



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Directions

From the Malmesbury by-pass take the B4042 for Swindon and the Somerfords. The property will be seen on the right hand side near the top of the slope, immediately after the Greensquare development.

## General

**Local Authority:** Wiltshire Council  
**Services:** Mains water, gas, electricity and drainage. Gas fired central heating.  
**Council Tax:** Band F  
**Tenure:** Freehold  
**Guide Price:** £500,000  
**Joint Agent:** Fielder & Jones, Malmesbury.  
Tel: 01666 822601

## Cirencester

15 Dyer Street, Cirencester GL7 2PP

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