

Gastons House

Malmesbury



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Guide Price £995,000

Detached Family Home ~ Central Location

Open Plan Kitchen Family Dining Area ~ Living Room ~ Study ~ Five Bedrooms

Two En Suites ~ Enclosed Garden ~ Driveway Parking ~ EPC Rating: B

Lockstones are proud to present this stunning and spacious (2,391 sq ft) home, conveniently located within walking distance of Malmesbury High St and both OFSTED rated “Outstanding” primary and secondary schools.

Gastons House was built in 2014 by a local developer and has since been significantly enhanced by the current owners to create an impressive open plan 28ft kitchen family area, enjoying two sets of bi-folding doors leading to the gardens. The living room enjoys double doors leading to the garden and the property includes a separate useful home office. The property also boasts solid oak flooring with underfloor heating throughout and the aforementioned improvements provide an ideal and sociable entertaining space.

On the first floor are five bedrooms - the spacious 17'11 x 14'1 master bedroom includes in-built double wardrobes and en suite with both a bath and enclosed shower cubicle. Bedroom two also benefits from an en suite shower room while the separate family bathroom completes the interior specification.

Externally, the property offers generous off-street parking, while the garden is predominately laid to lawn with a large patio area, garden shed and a large pergola offering a relaxing enjoyable outdoor space.

Entrance Hallway

Double glazed front door with edged glass panelling. Obscured double glazed side panel. Brush matting. Oak flooring. Access to under stairs storage cupboard. Two further storage cupboards. Stairs to first floor. Downlights. Doors to:

Study

Upvc double glazed window to front. Solid oak flooring with underfloor heating. Wall mounted central heating thermostats. Downlights.

Kitchen Family Dining Room

Dining Area

Upvc double glazed bi-fold doors to rear. Solid oak flooring. Storage cupboard. Television point. Wall light points opening to:

Kitchen Area

Upvc double glazed windows to front and rear. A matching range of wall and base units with metro tiled splashbacks and solid wood worksurfaces over. Inset composite one and a half bowl sink drainer with mixer tap. Integrated appliances include dishwasher, larder-style fridge. Space for range-style cooker with 'Airlocks' extractor over. Solid oak flooring with underfloor heating. Television point. Downlights.

Family Area

Upvc double glazed bi-fold doors to front. Cupboard housing central heating boiler. Integrated floor to ceiling fridge and freezer. Pull out larder-style cupboard. Solid oak flooring with underfloor heating.



Living Room

Upvc double glazed double doors to rear with windows to side. Oak flooring with underfloor heating. Wall mounted central heating thermostat. Television, telephone and sky points. Wall light points. Kitchen family Dining Room

Utility

Upvc double glazed door and window to rear. Matching range of wall and base units with rolled edge work surfaces over and inset stainless steel sink drainer with mixer tap. Space and plumbing for washing machine and tumble dryer. Extractor fan. Wall mounted central heating thermostat for under-floor heating. Flagstone flooring.

Cloakroom

Obscure Upvc double glazed window to front. Low level w/c, vanity wash hand basin with granite surface and storage under, mixer tap and tiled splash-backs. Wall light points. Extractor fan. Down lights. Tiled flooring.

First Floor

Landing

Access to part-boarded loft space. Airing cupboard and storage cupboard. Wall light points. Radiator. Doors to:

Master Bedroom

Upvc double glazed window to rear. Television and telephone point. Triple wardrobe. Radiator. Door to:



En Suite Shower Room.

Obscured Upvc double glazed window to rear. Panel bath with mixer tap and tiled surround. Low level w/c. Double vanity wash hand basins with inset storage and granite surface with mixer tap. Fully tiled, enclosed shower cubicle with shower over. Shaver point. Chrome heated towel rail. Extractor fan. Tiled flooring.

Bedroom Two

Upvc double glazed window to front. Television point. Radiator. Door to:

En Suite

Obscured Upvc double glazed window to front. Low level w/c, vanity wash hand basin with storage under and granite surface. Enclosed and fully tiled shower cubicle with shower over. Shaver point. Extractor fan. Chrome heated towel rail. Tiled flooring.

Bedroom Three

Upvc double glazed window to rear. Fitted double wardrobe. Television point. Radiator.

Bedroom Four

Upvc double glazed window to front. Television point. Down lights. Radiator.

Bedroom Five

Upvc double glazed window to front. Storage cupboard. Television point. Radiator.



Bathroom

Obscured Upvc double glazed window to front. Panel bath with mixer tap over. Fully enclosed and tiled shower cubicle with shower over and in-built shelving. Vanity unit incorporating bowl sink with mixer tap over, WC and storage. Tiled flooring. Tiling to principle areas.

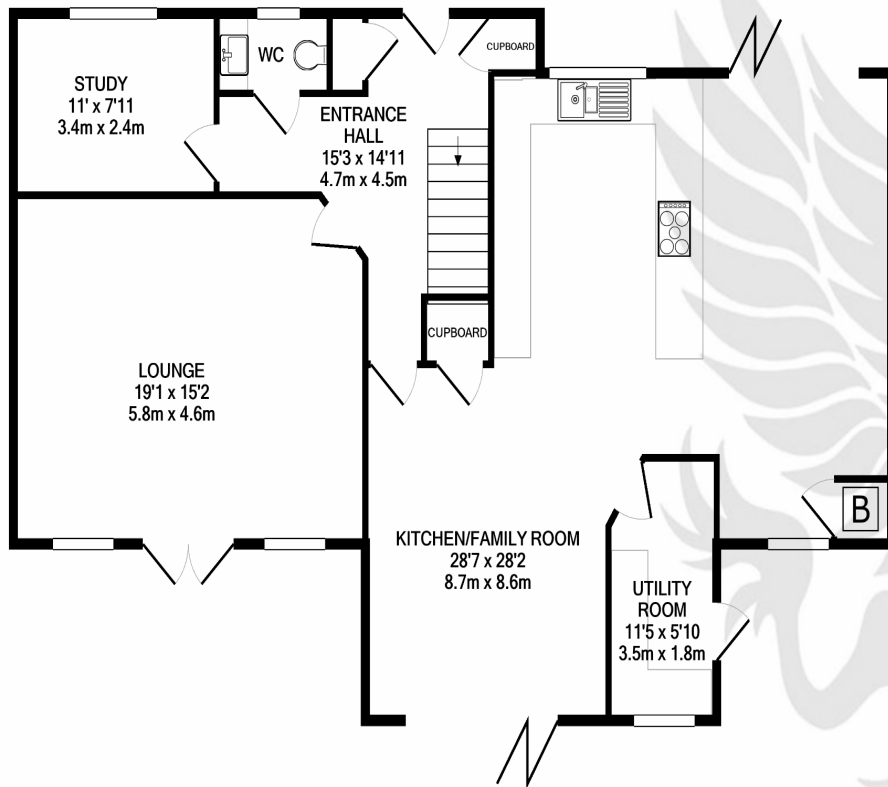
Externally

Property accessed via 5 bar gate leading to generous parking area laid to stonechip. Further parking to side of property. Property is fully enclosed via timber fencing. Generous patio area. Large garden shed. Garden mainly laid to lawn with mature borders. Large pergola.

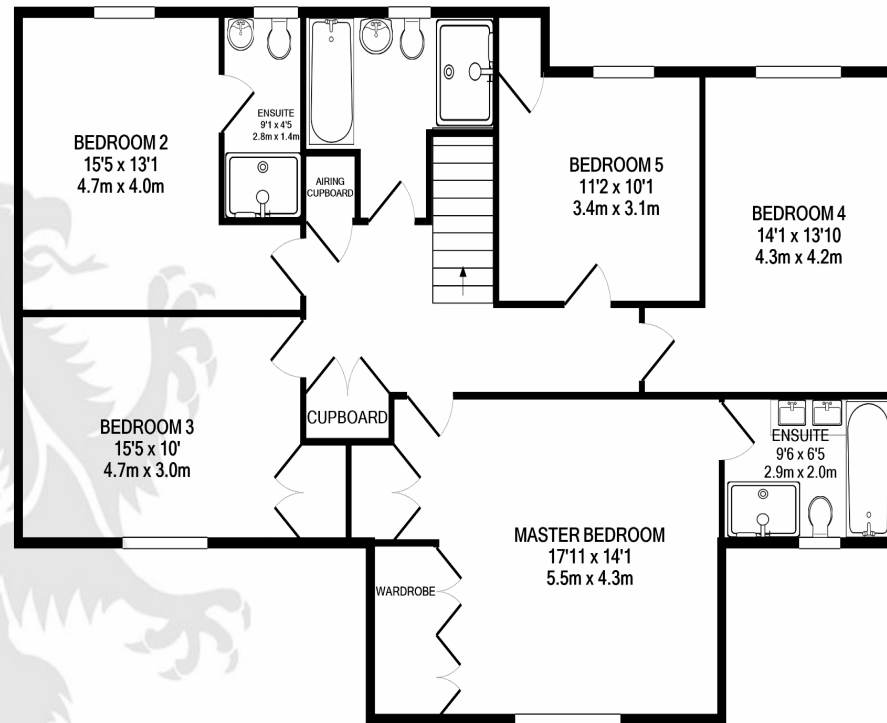
Location

Conveniently located close to OFSTED rated "Outstanding" primary and secondary schools and also leisure centre. Flat walk into Malmesbury town centre. Popular for commuters, M4 motorway is 5 miles, while train links are accessible via Kemble (6 miles), Chippenham (9 miles) or Swindon (10 miles) with an approximate travel time to London Paddington of 1 Hour.





GROUND FLOOR
APPROX. FLOOR
AREA 1196 SQ.FT.
(111.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1196 SQ.FT.
(111.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2391 SQ.FT. (222.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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