



5 Bedroom  
Detached House  
on the edge of  
Malmesbury

£3,200 Per Month

3 The Hawthorns  
Common Road  
Malmesbury  
SN16 0HS



Victoria Allman  
lettings

- Superb five bedroom family home in a great location
- Highly impressive open-plan kitchen/dining/living room
- Five good-size bedrooms, two modern bathrooms
- Integrated double garage
- Stunning large garden and outdoor seating areas
- Contemporary finish throughout
- EPC Rating C
- Council Tax Band G
- Available unfurnished or part-furnished on a long-let from June



5



2



2



C

## SUMMARY

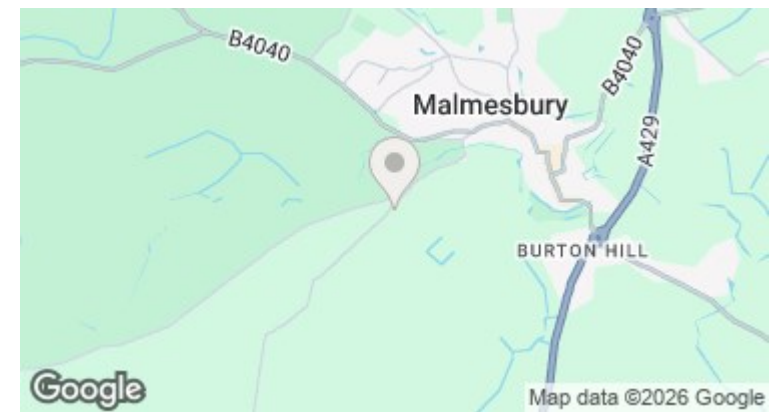
Beautifully presented five bedroom detached house in a fantastic location on the edge of Malmesbury. This impressive home offers modern, flexible accommodation and generous outside space, providing an ideal base for a family or professional couple who want to enjoy this historic town and the beautiful surrounding countryside. Available unfurnished or part-furnished on a long-term let from June 2026.

## DESCRIPTION

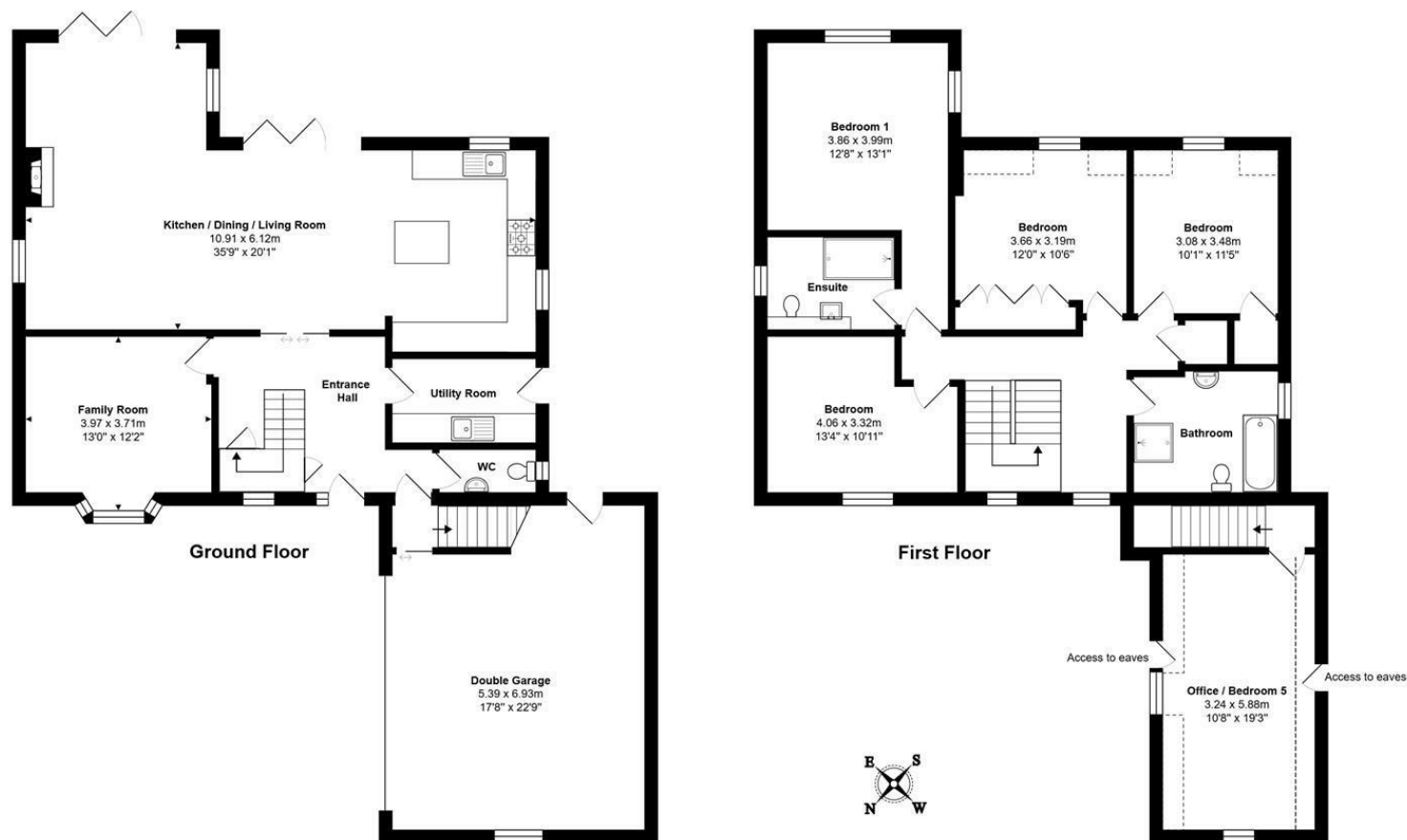
The ground floor opens into an attractive entrance hallway, leading through to a stunning open-plan kitchen/dining/living room which sits firmly at the heart of the house. The kitchen is well-equipped with immaculate modern fitted cupboards, stylish worktops and a large range cooker. There are integrated appliances and a breakfast bar off an island unit. The dining and living areas have a beautiful wooden floor, a woodburning stove, and two sets of bi-fold doors which open up onto a sizeable patio area, providing lots of natural light and a fantastic view over the garden. The ground floor is completed with a separate sitting room, a useful utility room, and a downstairs WC. The accommodation upstairs includes five good-sized bedrooms. The pick of them is the master bedroom which has an ensuite shower room, dual aspect windows and spectacular views over the garden and fields beyond. The stylish, modern family bathroom includes a separate bath and walk-in shower. There is an integrated double garage accessed from the entrance hall, and a driveway for additional off-street parking. The large patio and south-facing garden is a real highlight. In addition to the sizeable patio off the house, there is a second gravelled seating area. The garden - mostly laid to lawn - then stretches out up to the open fields beyond.

## SITUATION

The Hawthorns is a quiet, private cul-de-sac of 4 detached houses located on the edge of Malmesbury, less than a mile from the town centre and backing onto open fields. Malmesbury is an ancient hilltop town situated on the southern edge of the Cotswolds which was recognised by The Sunday Times as the Best Place to Live in Southwest England earlier this year. Reputed to be the oldest borough in England, Malmesbury boasts a spectacular 12th century Abbey, and the town is brimming with character streets and buildings including the popular The Old Bell Hotel - the oldest hotel in England. The town centre has numerous independent shops, pubs and restaurants. There are also large supermarkets (Waitrose and Aldi) on the edge of town as well as a weekly Farmer's market at the Market Cross. The town also has an excellent choice of well-regarded primary schools, as well as Malmesbury School (OFSTED Outstanding) for secondary education. There are also a broad range of recreational and leisure facilities to suit all ages. The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bath, Bristol and Swindon. Main line rail services are available from Chippenham and Kemble (Paddington in about 70 minutes).







Total Area: 239.8 m<sup>2</sup> ... 2581 ft<sup>2</sup>

House Area: 204.5 m.sq. ... 2201 sq.ft (excluding garage)

All measurements are approximate and for display purposes only

## DIRECTIONS

From Malmesbury Abbey head west away from the town centre on Abbey Row, and then onto Bristol Street (B4040). After a third of a mile turn left onto Foxley Road and continue again for around a third of a mile. Take a slight left onto Common Road, and then left again into The Hawthorns.

Postcode: SN16 0HS

What3Words:

[///townhouse.framework.saving](https://www.what3words.com/#!/en-gb////townhouse.framework.saving)

## CONTACT

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## REQUIRED INFORMATION

We understand the property has mains electricity, water, drainage and gas fired central heating. Superfast broadband is available in this area; mobile coverage is classed as good outdoors and variable in-home – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, flood risk, and other restrictions.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 73                      | 79        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



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