



4 Bedroom  
Detached Family  
Home  
in Corston

£2,850 Per Month

Rocklands  
Common Road  
Corston  
Malmesbury  
SN16 0HL



Victoria Allman  
lettings



- Stunning detached family home in a popular village location
- Immaculately presented throughout
- Highly impressive kitchen / dining room
- Large reception room with woodburning stove
- Four good size bedrooms
- Separate study for home working
- Integrated double garage & EV charger
- Lovely wraparound garden
- EPC Rating E
- Council Tax Band F (Wiltshire)



4



2



1



E

## SUMMARY

Rocklands is a beautifully presented detached four bedroom property in the popular village of Corston, near Malmesbury.

This immaculate home has been recently redecorated to a high specification. Spacious and light, with lots of outside space, Rocklands provides an ideal home for a professional couple or family.

Available on a long-term let from early December.

## DESCRIPTION

The ground floor accommodation comprises a welcoming entrance hall which leads to a spacious and light living room with woodburning stove and patio doors out to the rear garden. On the other side of the hall is an impressive kitchen / dining room with immaculate modern fitted cupboards, solid wood worktops, integrated appliances, and more patio doors. There is a handy utility room with separate washing machine and tumble dryer, as well as a self-contained study which is ideal for home working. There is also a stylish shower room and toilet on the ground floor. The accommodation upstairs includes four good sized bedrooms (three with built-in wardrobes) and a family bathroom. Recently re-decorated to a high standard throughout, the property comes equipped with an EV charger, smart lighting, white goods appliances, and an alarm system.

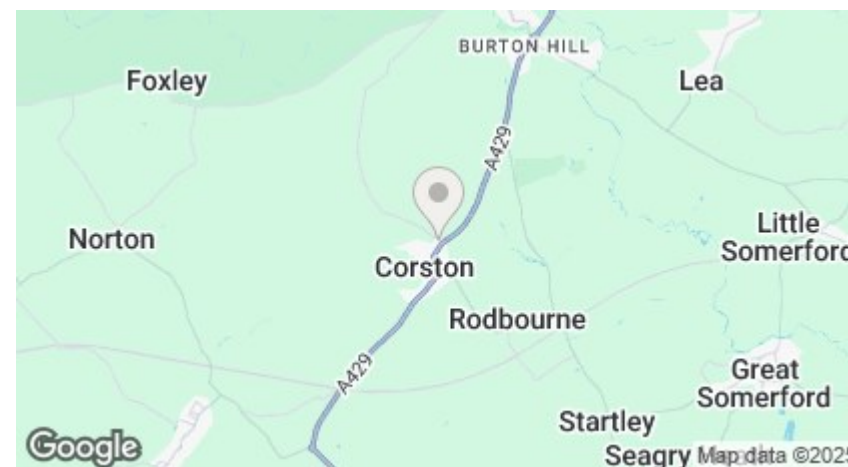
Rocklands has an integrated double garage accessed from the utility room, and a large driveway for additional off-street parking. An outstanding garden wraps around the house and includes a large decking area accessed from the kitchen and living room.

## SITUATION

Corston is a popular village location just two miles south of Malmesbury on the A429 road with a popular village pub, The Radnor Arms. Nearby Malmesbury is an ancient hilltop town situated on the southern edge of the Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great.

Today, the town offers numerous independent shops, pubs and restaurants including a Waitrose store and a regular weekly Farmer's market. There is an excellent choice of local schools which include popular primary schools in Malmesbury and the nearby villages of Hullavington and Stanton St Quintin, while secondary school options include Ofsted 'Outstanding' rated Malmesbury as well as various private education options. Malmesbury and the surrounding towns and villages also offers a broad range of recreational and leisure facilities to suit all ages and tastes.

Junction 17 of the M4 motorway is just 5 minutes drive to the south, providing fast road access to the major employment centres of Bath, Bristol and Swindon together with London and the West Country. Mainline rail services are available from Chippenham and Swindon (London Paddington in around 60-70 minutes).









Showing the rear garden and decking with access from the living room and kitchen patio doors





Total Area: 165.4 m<sup>2</sup> ... 1780 ft<sup>2</sup> (excluding double garage)

All measurements are approximate and for display purposes only

## DIRECTIONS

From Malmesbury head south on the A429 towards Chippenham and M4 Junction 17. After just less than 2 miles you will enter the village of Corston. Take the first turning on the right onto Common Road. Rocklands is the second house on the right.

Postcode: SN16 0HL

What3Words:  
///blown.recruiter.slick

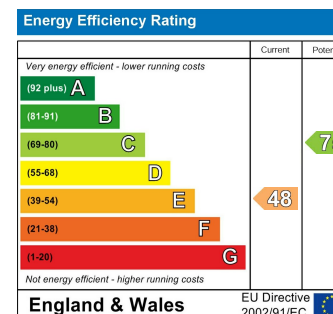
## CONTACT

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## REQUIRED INFORMATION

We understand the property has mains electricity, water, drainage and oil fired central heating. Ultrafast broadband is available in this area; mobile coverage is classed as good outdoors and indoors – 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.



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