







2 Rushcroft Close, Lea, Malmesbury, SN16 9YJ

£1,200,000

Located in the sought after Village of Lea on the outskirts of Malmesbury, within good commuting distance of Chippenham with Main Line rail link to London Paddington and access to the M4 Motorway Jct. 17, a five bedroom, two en suite, Executive detached house. To the rear of the property there is an enclosed garden laid mainly to lawn with feature patio, to the front a driveway provides off road parking for several cars. The property features a home office in the garden with power, light and air conditioning unit, further benefits include double glazing and oil central heating.

The Village
Lea is a popular and sought after village, within easy reach to the town of Malmesbury. There is a Church, public house, primary school and recreation field. Chippenham is within an easy commute and offers access to Junction 17 M4 and also provides Main Line Rail link to London Paddington.

Porch
Front door leads into porch, further door to hall, double glazed windows to both front and side.

Entrance Hallway
Staircase with glazed screens to first floor, radiator with decorative screen, tiled floor.

Cloakroom
Double glazed window, W.C, hand basin, radiator, tiled floor.

Reception One



Double glazed bi fold doors to garden, further double glazed window to side, fitted shutters, fireplace with wood burner, two radiators.

Reception Two



Double glazed window with fitted shutters, radiator.

Study
Double glazed window with fitted shutters, radiator.

Kitchen / Diner



Double glazed window with fitted shutters, door to side, work tops with a range of cupboards and drawers, inset electric hob with cooker hood, fitted electric oven, space for American style fridge/freezer, integrated dishwasher, central island, radiator with decorative screen, tiled floor.



Diner



Radiator, opening through to garden room.

Garden Room



Vaulted Ceiling, tiled floor, double glazed windows overlooking garden, double glazed doors to garden.

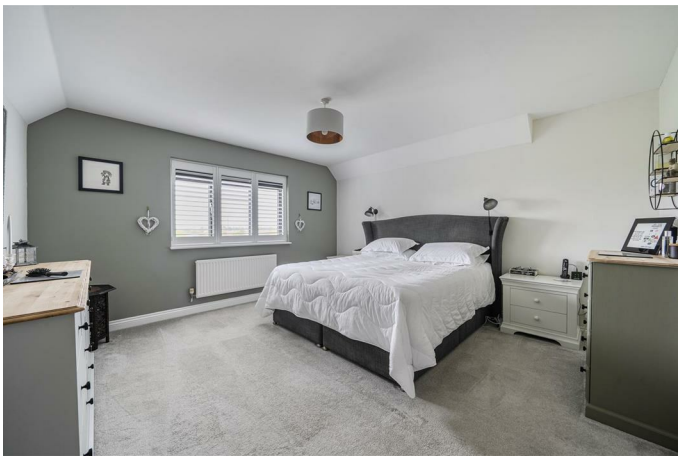
Utility Room

Door to side, work tops with cupboards and drawers, inset stainless steel sink, plumbing and space for washing machine and space tumble dryer, boiler, door to garage.

Landing

Double glazed window, access to loft, radiator, built in cupboard housing hot water tank, further linen cupboard.

Bedroom One



Double glazed window with fitted shutters, radiator, built in wardrobes.

En Suite



Double glazed window, fitted shutters, double ended bath with central tap fittings, over bath shower, W.C, radiator.

Bedroom Two



Double glazed window with fitted shutters, radiator.

Bedroom Three



Double glazed window with fitted shutters, radiator.

En Suite



Double glazed window with fitted shutters, shower, W.C hand basin with cupboard under, radiator.

Bedroom Four



Double glazed window with fitted shutters, radiator, access to main family bathroom.

Bedroom Five



Double glazed window with fitted shutters, radiator, fitted wardrobe.

Jack & Jill Family Bathroom



Family bathroom with access from landing and bedroom four. Double glazed window with fitted shutters, bath with shower over, hand basin with vanity unit, W.C, radiator.

Outside

Rear Garden



Enclosed garden laid mainly to lawn with feature patio, gated side access, tap, power and electric awning.





Garden Pod



Garden pod with power, light and air conditioning unit, double glazed windows and double glazed door.

Front

To the front there is a driveway providing off road parking and access to the double garage.

Double Garage

Two up and over doors, power and light.

Tenure

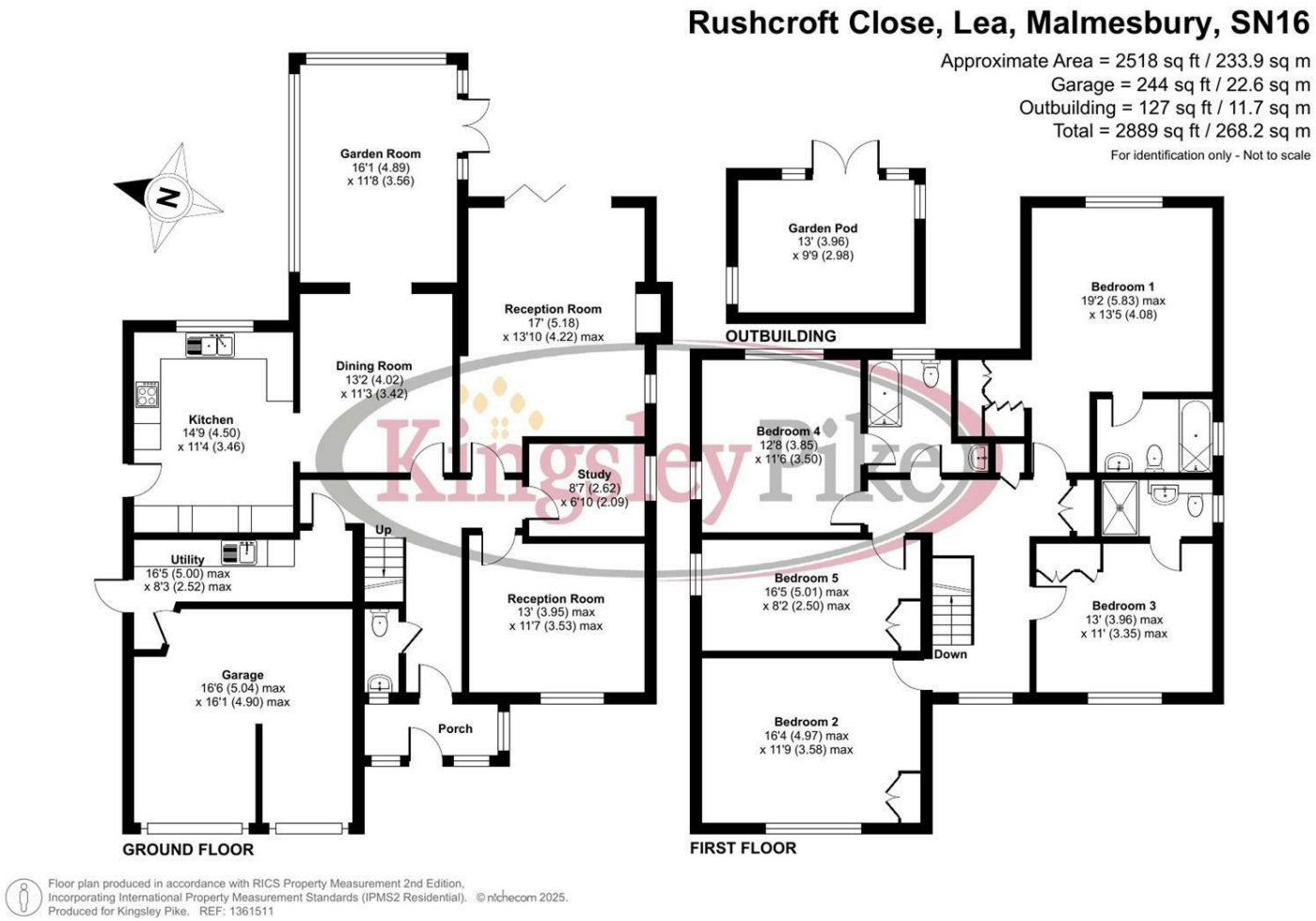
GOV.UK advise Freehold.

The driveway is shared, all of the properties have a nominal share for the upkeep of the shared area and insurance payable when needed.

Council Tax Band

GOV.UK advise band G.

Floor Plan

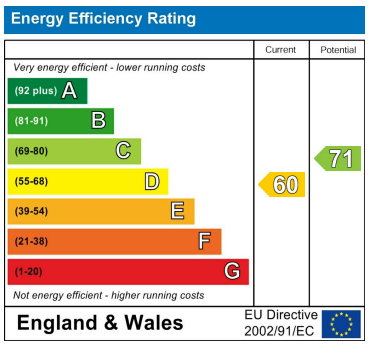


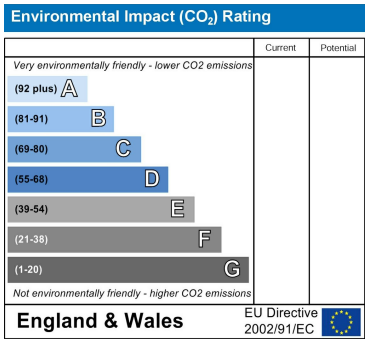
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Kingsley Pike. REF: 1361511

Area Map



Energy Efficiency Graph





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