

# BLOUNT & MASLIN

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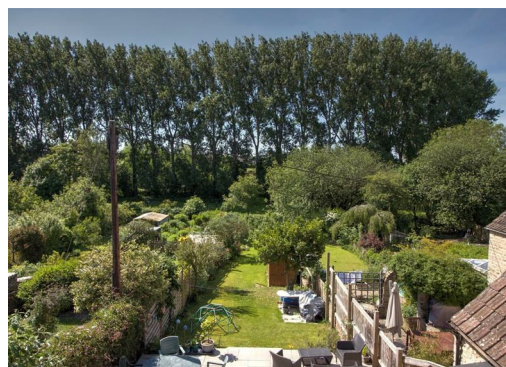


## 8, Kingswall, Malmesbury

Price Guide £399,950

A truly exceptional Grade II Listed cottage (842 sq ft) in a sought after location, with a large south facing garden, and country aspect.

2 bedrooms, luxury bathroom. Hall, sitting room with log burner, large kitchen/breakfast/family room. Large entertaining terrace.



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# 8 Kingswall, Malmesbury

## The Property

This double fronted period cottage is Grade II Listed and dates from the mid 18th Century. The current owners purchased in 2014 and set about transforming it into the beautiful home we see today. Kingswall is undoubtedly one of the most sought after locations in the town, conveniently close to the High Street, with a lovely south facing garden and country aspect to the rear. The kitchen was relocated to the rear of the cottage and enlarged and now provides a delightful dining and family space with bi-fold doors onto a large terrace. The cottage was re-roofed and the first floor remodelled to create a large bedroom with adjacent bathroom, while the second reception room can double as a guest bedroom. Storage space has been maximised with plentiful cupboards and extensive wardrobes in the main bedroom. There are oak doors throughout, together with hard wearing wood effect flooring to the ground floor.

## The Accommodation

The solid front door gives access to a central hall which leads to the kitchen at the rear. On the right is a reception room (currently used as a bedroom) with a brick fireplace fitted with a gas log burner. Opposite is the sitting room with a stone fireplace and wood burning stove, with stairs off to the first floor and a cupboard under. Steps lead down from the hall to the kitchen/dining/family room, a delightful room taking full advantage of the garden and south facing rear aspect. There is a range of units with wooden work surfaces, two corner carousels and a dual fuel range cooker with ducted extractor over. The dishwasher is integrated and there is space for the fridge/freezer and washing machine. The room is exceptionally light and airy by virtue of the bi-fold door and an electrically operated conservation roof light. On the first floor the main bedroom is generously proportioned with a part vaulted ceiling, exposed beams, two sets of double wardrobes and shelved cupboards over. There is ladder access to a useful roof storage space over the bathroom next door, which has a shower over the bath, a vanity basin, fully tiled walls and pine floorboards.

## Outside

At the rear, the large paved terrace essentially becomes another room in spring and summer, and is a wonderful entertaining space. Steps leads down to the lawned gardens, enclosed on both sides, with fruit trees, raised beds and a shed with power connected. At the far end of the garden a picket fence secures access to the stream with St Aldhelms Mead park beyond.

## General

All mains connected. There are cupboards either side of the steps leading down to the kitchen housing the consumer unit, zoned wi-fi, the gas boiler, gas meter and a water softener. The electricity meter is in a secured cupboard in the kitchen to the left of the bi-fold doors. Council Tax Band D - £2,289.65 payable for 2022/23. There is no EPC as the cottage is Listed.

## Location

Malmesbury lies close to the border of Wiltshire and Gloucestershire, 14 miles south of Cirencester and 10 miles north of Chippenham, with Swindon 16 miles to the east and Bath 24 miles to the west. It has a good selection of shops including a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and an Ofsted rated Outstanding secondary school. It is also home to the UK headquarters of Dyson, who employ over 3000 people. J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham, Kemble and Swindon.

## Directions to SN16 9BJ

Proceed down the High Street, turn right into Kingswall and the cottage is on your left hand side denoted by our 'For Sale' board.

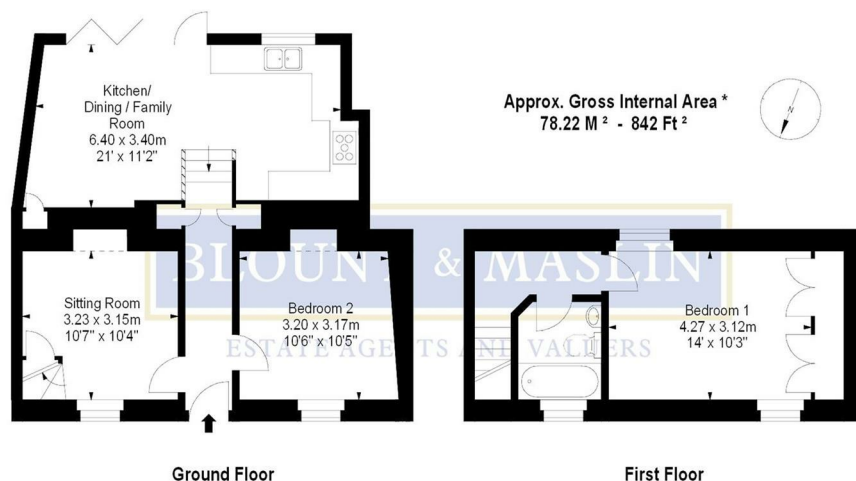


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice