

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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76, High Street, Malmesbury

Price Guide £260,000

The perfect pied-a-terre. An attractive Grade II Listed period cottage (553 sq ft) renovated to a very high standard.

Large bedroom, luxury shower room. Sitting room and kitchen with appliances.
Attractive courtyard garden. Period features and modern convenience.

CHAIN FREE



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The Property

This Grade II Listed cottage dates from the early 19th Century. Listed building consent was granted in October 2022 for replacement windows and doors, together with internal alterations. The work has very recently been completed to a high standard with much attention to detail throughout. Works included replumbing, rewired, repointing and an overhaul of the roof. A new kitchen and bathroom have been installed and there are oak internal doors. There is electric under floor heating to the ground floor, and period style radiators upstairs. At the rear is a pleasant courtyard garden which has been cleverly landscaped for ease of maintenance.

The Accommodation

The front door leads into the sitting room which has an open fireplace with a built-in cupboard to the right, housing the meters and consumer unit. There is an exposed stone wall, flagged floor and a sash window to front with a seat. An opening leads through to the kitchen with a range of wall and base cupboards. There is a built-in electric oven, hob and extractor, together with an integrated fridge and freezer. There are wooden work surfaces and a butlers sink. Stairs lead off to the first floor, while a stable door leads to the rear courtyard. On the first floor landing is a cupboard housing the gas combination boiler and the washing machine. The large bedroom has two windows to the front and a built-in cupboard, plus access to the loft. At the rear is a well appointed shower room with rain and hand held shower, a WC and vanity basin.

Outside

At the rear is a gravelled and paved courtyard designed for ease of maintenance. There are two sleeper-edged raised borders with assorted shrubs and plants. Adjoining the rear, a lean-to roof provides space for log storage, and there is a tap for watering purposes.

General

All mains connected. The gas combination boiler provides hot water and the first floor radiators. Council Tax band C - £1,845.08 payable for 2023/24. 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 9AT

From M4 junction 17 head north to Malmesbury. At the Prioory roundabout, take the first exit and continue over the river bridge and up the High Street. No 76 is on your right hand side, opposite the entrance to Kingswall and denoted by our 'For Sale' board.

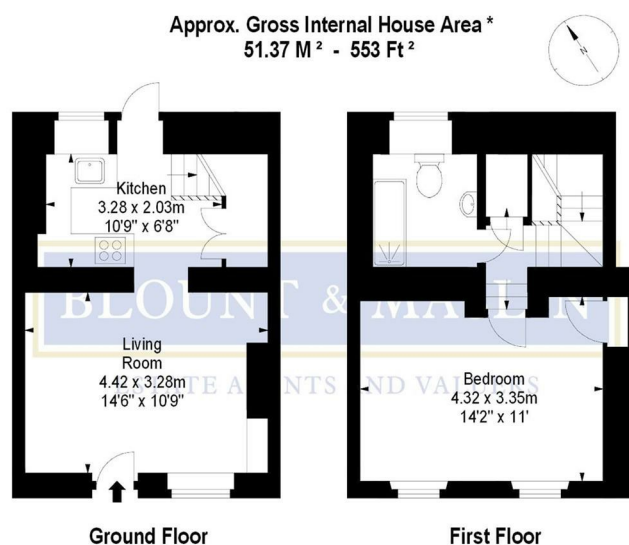


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice