

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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Wiltshire SN16 9AT

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## 66, High Street, Malmesbury

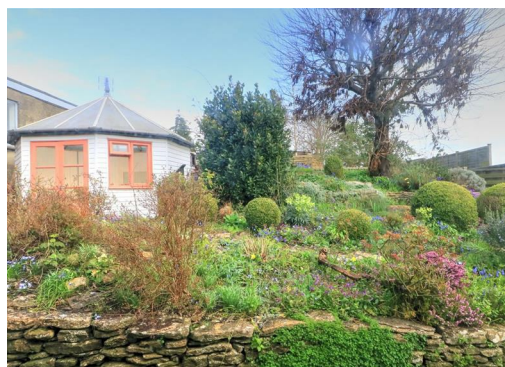
Price Guide £369,950

An iconic Grade II Listed cottage (1202 sq ft), which would benefit from some updating.

3 bedrooms, shower room. Sitting room, dining room, garden room/optional 4th bedroom.

Kitchen, utility and cloakroom. Garden store, summerhouse, well stocked gardens.

CHAIN FREE



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# 66 High Street, Malmesbury

## The Property

This Grade II Listed property was formerly a pair of cottages dating from the late 18th/early 19th century. It has been in the same ownership for many years and while perfectly habitable, now awaits some updating. The wisteria clad front facade makes it one of the more photographed properties in Malmesbury (see last photo). Period features include sash windows and a number of exposed ceiling beams.

## The Accommodation

The half glazed front door leads into a dining area with a tiled floor and timber clad ceiling. The dining area leads through to the kitchen at the rear which has a range of base cupboards including a double drainer sink. An opening off the dining area leads to the sitting room, which has an open fireplace on a raised hearth with log storage beneath. There are two windows to the front and several shelved recesses. Leading off is the utility area with the Alpha gas combination boiler, plumbing for a washing machine and a useful shelved cupboard. There is a glazed external door and a cloakroom off. Stone steps and stairs lead to a garden room which could equally provide a fourth bedroom if required. It is dual aspect including French doors into the garden. There are three bedrooms and a shower room.

## Outside

At the rear is a garden store with a path and steps leading up to the well stocked garden containing a host of shrubs and plants designed to provide colour

throughout the year. Adjoining the garden room is a brick paved patio and a large octagonal summerhouse, which was previously used as an observatory.

## General

All mains connected. The gas boiler supplies central heating and hot water. Council Tax band E - £2,932.62 payable for 2024/25. 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 our office in the High Street proceed down the hill heading out of the town and the property is on the left hand side immediately after The Smoking Dog public house.

