

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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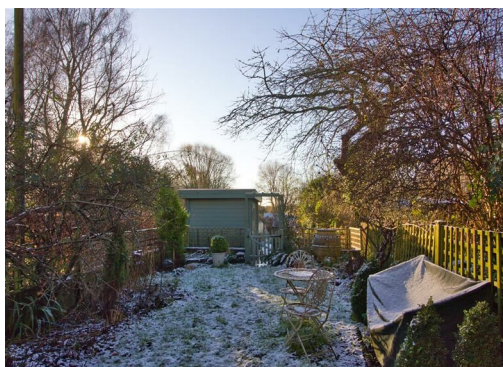


## Burnivale, Malmesbury

Price Guide £350,000

\*\*\* UNEXPECTEDLY RE-AVAILABLE \*\*\* A beautifully presented Grade II Listed cottage (787 sq ft) within walking distance of the town centre.

2 bedrooms, bathroom. Dual aspect sitting room with log burner. Bespoke fitted kitchen/dining area with skylight and doors to the south-west facing rear garden.



[www.blount-maslin.co.uk](http://www.blount-maslin.co.uk)



# Burnivale, Malmesbury

## The Property

Tucked away in a tranquil setting, yet within easy walking distance of Malmesbury town centre, this charming Grade II Listed two-bedroom cottage is brimming with character and charm. Featuring original exposed beams, wooden floorboards and a log burner, the property offers the perfect balance of traditional charm and modern comfort. The cosy sitting room is perfect for relaxing, while the spacious, bespoke fully equipped kitchen/dining area is ideal for friend and family gatherings. The main bedroom has lovely views of Daniel's Well. Outside, the beautifully established garden provides a peaceful retreat, with a recently installed summer house/home office from where you can enjoy the surroundings. This is the perfect home for those seeking peace and character in equal measure.

## General

All mains connected. A combination boiler provides gas central heating and hot water. Council Tax Band B - £1,866.22 payable for 2024/25. There is no EPC requirement as the property is listed.

## Malmesbury

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 0BL

At the top of the High Street bear left and continue past the Abbey to The Triangle. Here turn left onto Bristol Street and immediately left into Burnivale. The cottage is a short distance on your right.

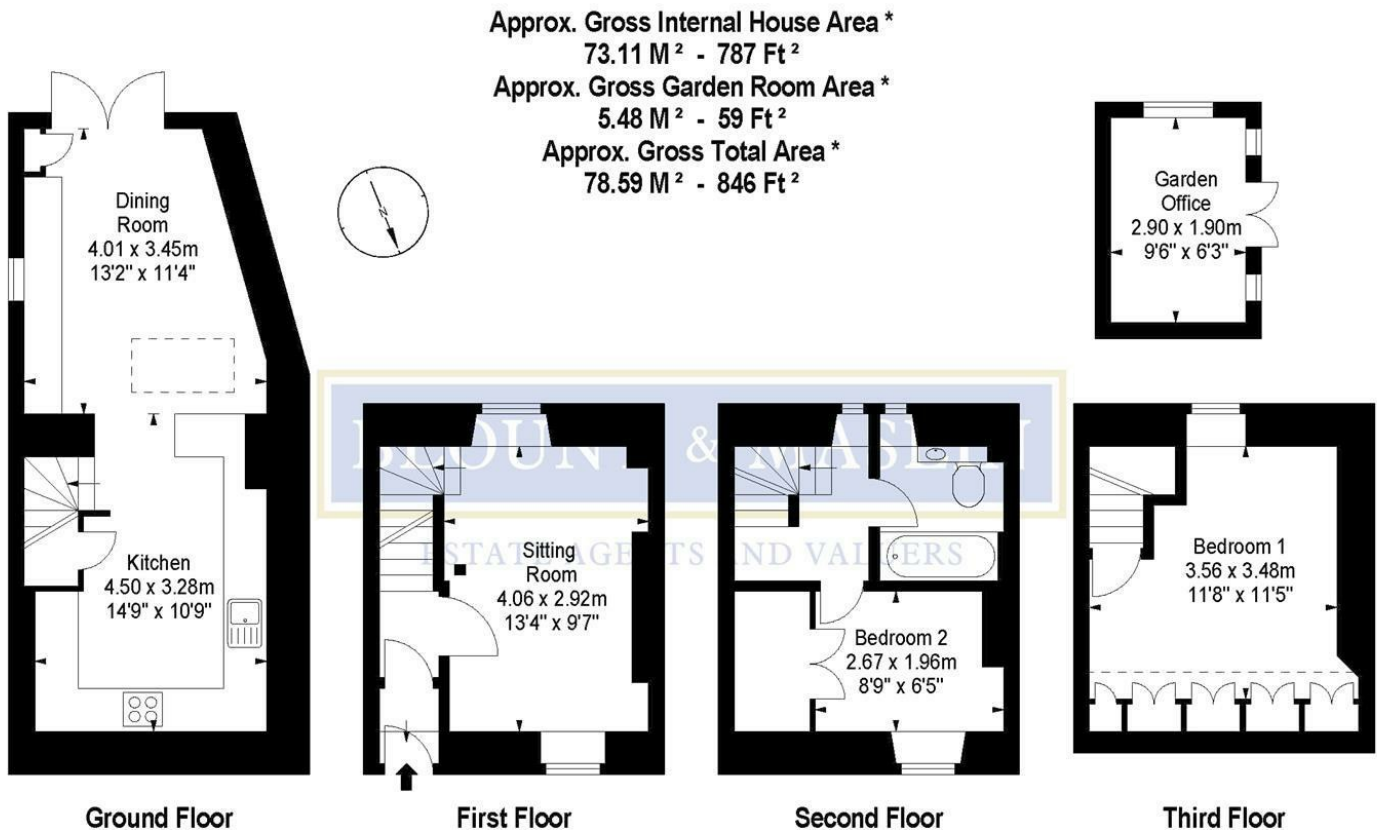


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice