

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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4 Foxley Road, Malmesbury

Price Guide £225,000

A charming Grade II listed mid-terrace cottage (621 sq ft) nestled in the heart of Malmesbury.

Sitting room, kitchen/dining room, cloakroom, 2 bedrooms, bathroom.

Well stocked courtyard with storage.

CHAIN FREE



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The Property

Affectionately known to locals as Frog Hollow, this delightful home offers a kitchen/dining room, a cosy sitting room, and a convenient downstairs cloakroom. Upstairs features two bedrooms and a bathroom, with countryside views enjoyed from both bedrooms. Outside, the property boasts a courtyard surrounded by mature shrubs and trees. An idyllic retreat yet walkable to all that the town centre has to offer. Full of character, this hidden gem is both quaint and quirky, offering a wonderful opportunity for those seeking a bolt-hole in need of modernisation to make their own.

General

All mains connected. Electric storage heaters and an immersion supplies hot water. An efficient gas fire heats the sitting room. Council Tax Band C - £2339.76 payable for 2026/27. EPC rating Band E - 39.

Malmesbury

Reported to be England's oldest borough, dating from around 880AD, Malmesbury is a vibrant market town. Home to a

stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and 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 and Kemble. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

Directions

Proceed up the High Street and bear left at the Market Cross. Continue past the Abbey to the Triangle, and here turn left onto Bristol Street. The property can be found on the left just before the Foxley Road turning.

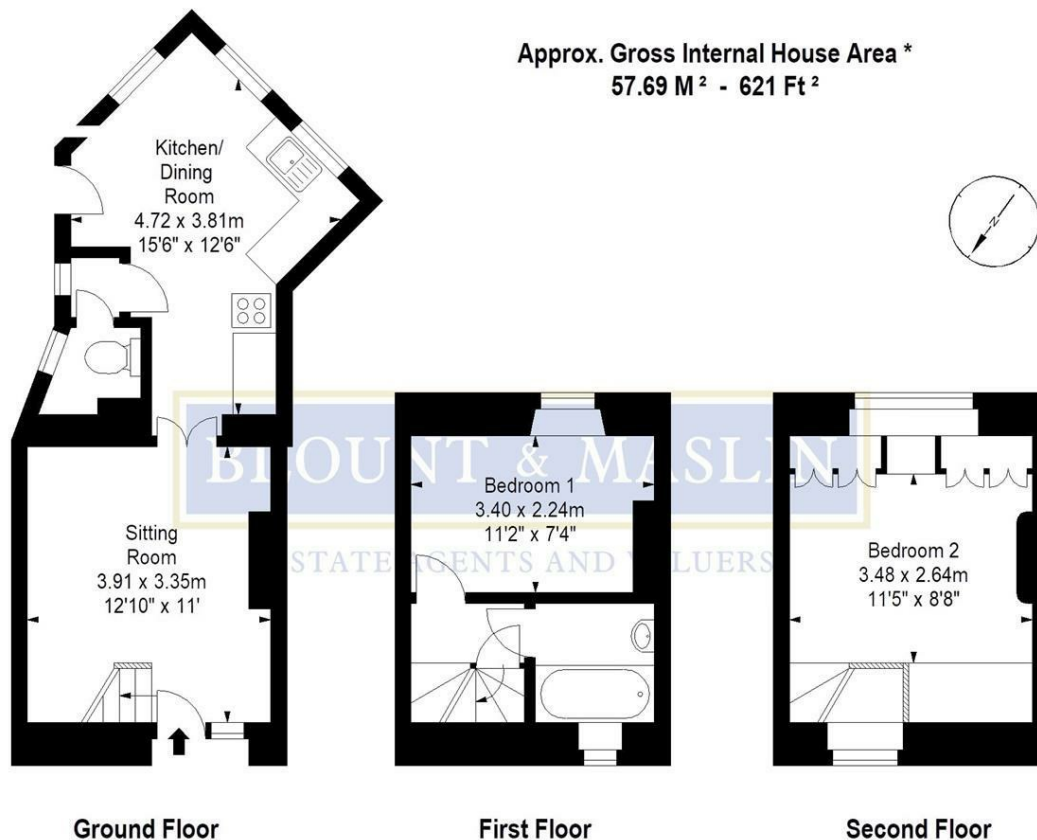


Illustration For Identification Purposes Only. Not To Scale

*** As Defined by RICS - Code of Measuring Practice**