

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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Avon Cottage, Malmesbury

Price Guide £400,000

Beautifully refurbished Grade II listed cottage (1160 sq ft), ideally located within easy walking distance of the town centre. Extensively renovated by the current owner, with thoughtful improvements throughout to create a stylish and comfortable home.

Features include a superb Neptune kitchen, wood-burning stove, and a private south-facing rear garden. A rare opportunity to acquire a character home in a prime location.



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Avon Cottage, Malmesbury

The Property

Just a short walk from the town centre, this beautifully refurbished Grade II listed cottage has been the subject of extensive renovation and improvement by the current owner, sensitively enhancing the property's character while creating a stylish and comfortable home.

The comprehensive programme of works includes refurbishment of the roof, installation of mains gas and a new central heating system, relocation of the bathroom to the first floor, and a complete reconfiguration of the kitchen to maximise light and connection to the garden. The stunning new Neptune kitchen features skylights and French doors opening onto the rear garden, providing an ideal space for both everyday living and entertaining.

Further enhancements include real wood flooring to the ground-floor reception areas, stone flooring in the kitchen, re-plastering of walls, complete redecoration throughout, installation of a wood-burning stove, and the rebuilding of the dining room chimney. The result is a beautifully presented home that retains its historic charm while offering a thoughtfully updated interior designed for contemporary lifestyles.

Outside, the rear garden is a particular delight, enjoying a southerly aspect and a good degree of privacy. Providing an attractive extension of the living space, it offers the perfect setting for al fresco dining, entertaining, or simply relaxing in peaceful surroundings.

General

All mains connected. A gas fired combination boiler supplies hot water and central heating. Council Tax Band D - £2,632.23 payable for 2026/27. There is no EPC as the property Listed.

Malmesbury

Reported to be England's oldest borough, dating from around 880AD, and voted Best Town in the South West in 2026. 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 to SN16 9BT

From the Priory roundabout on the outskirts of the town, take the first exit and proceed over the river bridge and up the High Street. Turn right into Ingram Street and then next right into Silver Street, which leads onto Back Hill Steps, where the property can be found on the right hand side.

Approx. Gross Internal House Area *
107.76 M² - 1160 Ft²

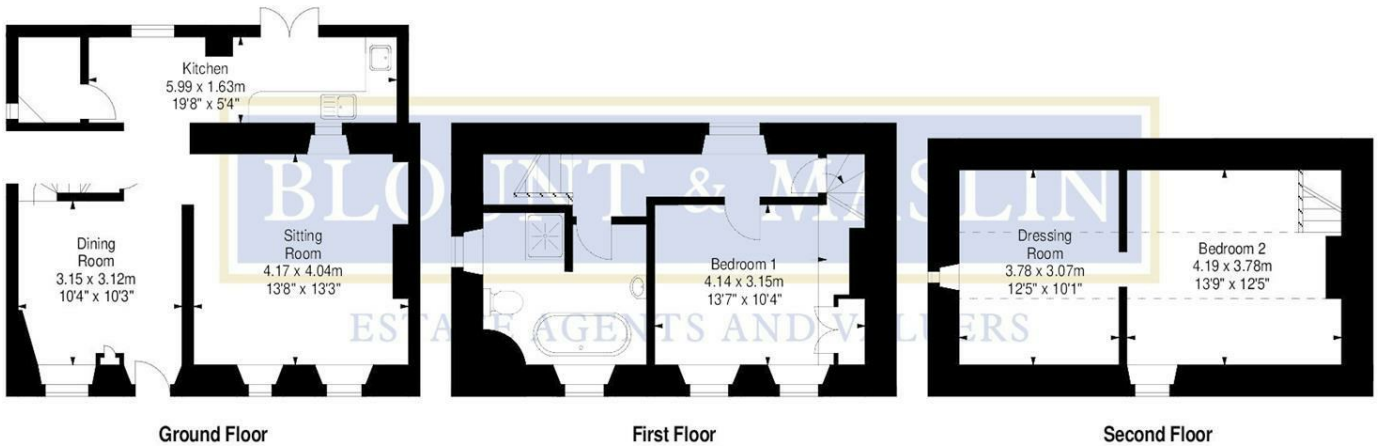


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice