



JAMES PYLE & CO.

58 - 60 Bristol Street, Malmesbury, Wiltshire, SN16 0AX

Deceptively spacious Grade II Listed cottage  
Wealth of character and charm  
Superb 155ft south-facing landscaped garden  
Garden studio with power  
3 double bedrooms, 2 bathrooms  
3 reception rooms and kitchen  
Views over the town and surrounds  
Walking distance to town centre



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £450,000**

Approximately 1,439 sq.ft.



‘This deceptively spacious Grade II listed cottage offers 1,439 sq.ft of beautiful character accommodation, coupled with a superb 155ft south-facing garden and garden studio’

## The Property

This deceptively spacious Grade II Listed cottage is situated within easy walking distance to Malmesbury town centre and enjoys stunning far-reaching southerly views across the town and surrounding countryside. Originally two cottages dating back to the mid 19th Century before converted into one, the property was enlarged and reconfigured in modern times with a rear extension superbly connecting the accommodation to the south facing garden and views. The beautifully presented accommodation is arranged over three floors and extends in all to 1,439 sq.ft. with many period features including a stone fireplace, exposed beams and stone walls.

On the ground floor an entrance hall opens to the modern fitted kitchen with an adjoining breakfast room leading out to the garden. The good-sized living room has a log burner and connects through to the dining room and garden room both with doors opening to the

garden plus Velux windows bringing in lots of natural light. To the side, the bathroom boasts a roll top bath with plumbing for a washing machine. On the first floor there is a double bedroom, spacious modern shower room and fitted dressing room. The dressing room has stairs leading to the principal double bedroom on the second floor. An additional staircase on the opposing side leads to a further attic double bedroom.

Extending to around 155ft in length, the south-facing garden is of particular note landscaped over numerous terraces of patios and lawns, leading down towards the River Avon. At the foot of the garden there is the excellent new addition of a garden studio complete with power and lighting.

## Situation

Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town

servicing the rural area of North West Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. Today, the High Street has numerous independent shops, pubs and restaurants including a new Aldi, Waitrose store and a regular weekly Farmer's market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).

## Tenure & Services

We understand the property is Freehold with mains gas central heating, mains drainage, water and electricity.

## Directions

From Malmesbury High Street turn left into Gloucester Street and continue past the Abbey to The Triangle. Turn left into Bristol Street and continue along the road to locate the property on the left hand side just before the left hand turn into Foxley Road.

Postcode SN16 0AX.

What3words: ///hidden.exhaled.treatable

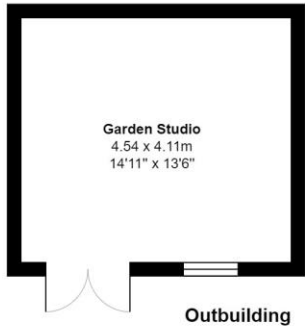
## Local Authority

Wiltshire Council

## Council Tax Band

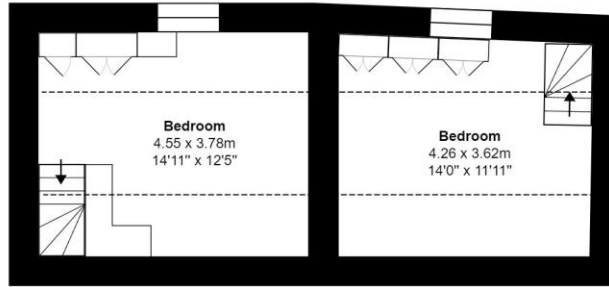
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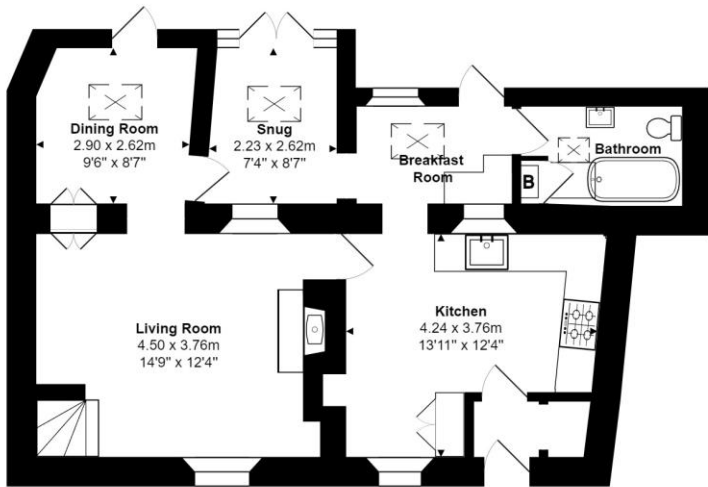


Total Area: 133.7 m<sup>2</sup> ... 1439 ft<sup>2</sup> (excluding garden studio)

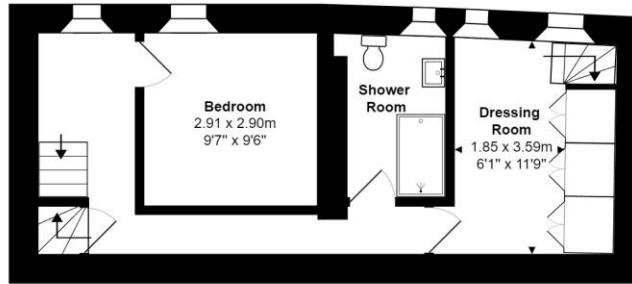
All measurements are approximate and for display purposes only



Second Floor



Ground Floor



First Floor



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