



7 Kings Wall, Malmesbury, Wiltshire, SN16 9BJ



Semi-detached period cottage  
 Refurbished interior  
 Wealth of charm and character  
 3 bedrooms  
 Converted cellar providing home office/4th  
 bedroom  
 2/3 reception rooms  
 2 bathrooms  
 Landscaped garden  
 Town centre position



**Price Guide: £450,000**

Approximately 1,205 sq.ft

‘Set down a pretty side street just off the High Street, this semi-detached period cottage presents a wealth of charm and character with versatile accommodation’

### The Property

This semi-detached period cottage is full of charm and character located in a pretty no-through side street in striking distance of Malmesbury High Street. The cottage has been thoroughly renovated in modern years incorporating a cellar conversion creating a versatile additional floor. The tastefully presented accommodation spans over four floors extending in all to around 1,200 sq.ft.

The ground floor opens to a dining room open plan to the rear kitchen which has been well-fitted with storage and appliances. The living room features a wood-burning stove within the stone fireplace. Stairs down lead to the fully converted former cellar, now comprising two versatile rooms plus a WC. This floor is an excellent addition to those needing a home office, hobby room or an occasional extra bedroom. Upstairs and on the first floor, there is a sitting room landing with rear access to the garden. The principal bedroom is located

on the first floor accompanied with a modern refitted shower room. On the top floor, there are two further bedrooms boasting characterful exposed timber beams, and a further bathroom.

The garden is accessed via the first floor positioned at the rear of the cottage arranged over terraces with an elevated position. Having been thoughtfully landscaped, the garden comprises seating terraces and a lawn beside a timber shed. On street parking is available on Kings Wall and the adjoining High Street as well as public car parks within the town centre.

### Situation

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

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

### Directions

Head north down Malmesbury High Street towards Waitrose. On the bend take the right

hand turn into Kings Wall. Locate the cottage after a short distance on the right hand side. Postcode SN16 9BJ. What3words: ///homecare.edits.goad

### Local Authority

Wiltshire Council

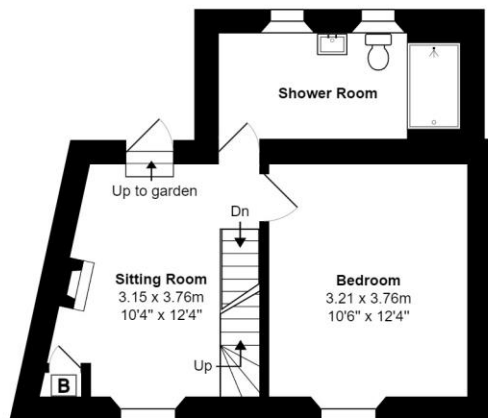
### Council Tax Band

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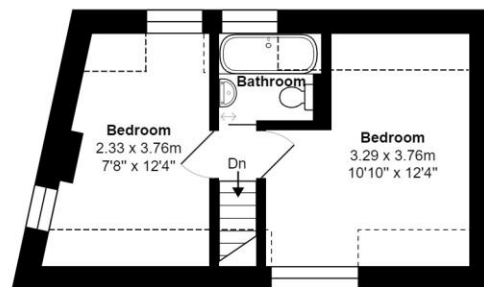




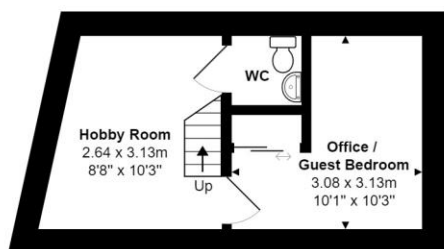




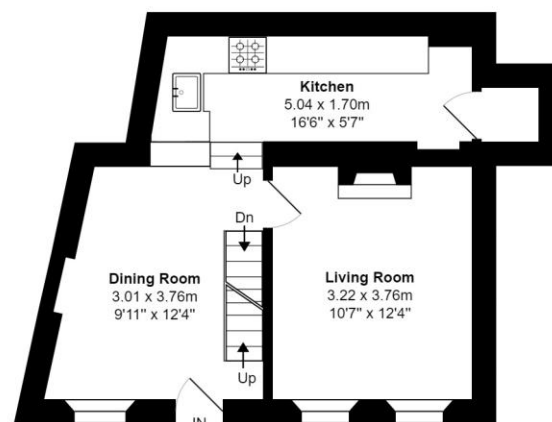
First Floor



Second Floor



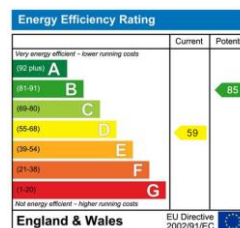
Basement Level



Ground Floor

Total Area: 111.9 m<sup>2</sup> ... 1205 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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