



JAMES PYLE & Co.



1 Hodder Court, High Street, Malmesbury, Wiltshire, SN16 9HH

Substantial four-storey maisonette  
Town centre location  
Off-street parking  
Over 1,700 sq.ft of accommodation  
Grade II listed character features  
4 bedrooms  
2 reception rooms



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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## Price Guide: £295,000

Approximately 1,704 sq.ft

‘Set within the very heart of the town, this substantial four-storey maisonette offers over 1,700 sq.ft of accommodation plus the rare benefit of private parking’



### The Property

Situated in the very heart of Malmesbury facing the High Street with a superb choice of amenities available straight from the doorstep, this four-storey maisonette is surprisingly substantial offering over 1,700 sq.ft of accommodation. Grade II listed and dating back to the 17th Century, the property displays a wealth of charm and character with an elegant feel throughout the accommodation. A ground floor private entrance leads up to the principal accommodation occupying the first floor which comprises a spacious landing/study, dining room, living room and kitchen/breakfast room. Upstairs arranged over the second and third floor, there are four bedrooms, a bathroom and en-suite to the main bedroom. The property has the very rare advantage of off-street parking for one car located just a

short walk away within a shared parking area.

### 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, 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).

### Additional Information

The property is Leasehold with a lease of 125 years commenced from 1986. Current outgoings include a ground rent of £50 p/a, insurance of £531.60, and an annual service charge - £864.58 billed in 2023, charges for 2024 are estimated £1100. Services connected are mains gas central heating, mains drainage, water and electricity. The property is Grade II Listed and located within a conservation area. Superfast broadband is available and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker

website, please check the website for more information. Wiltshire Council Tax Band D.

### Directions

The property is located on Malmesbury High Street towards the Market Cross. The entrance to Hodder Court is located through the door between Matthew's and the Malmesbury Nails. Pass through the door and locate the door to number 1 on the left hand side.

Postcode SN16 0HH

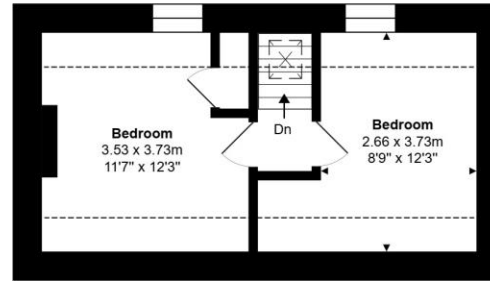
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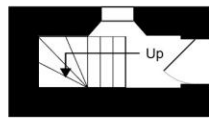


Total Area: 158.3 m<sup>2</sup> ... 1704 ft<sup>2</sup>

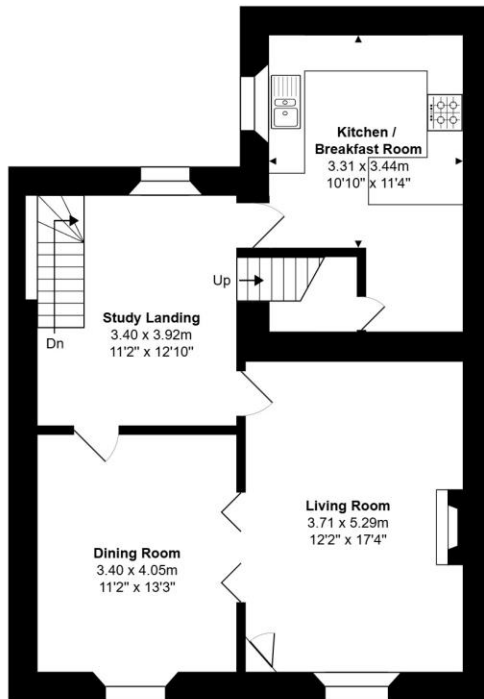
All measurements are approximate and for display purposes only



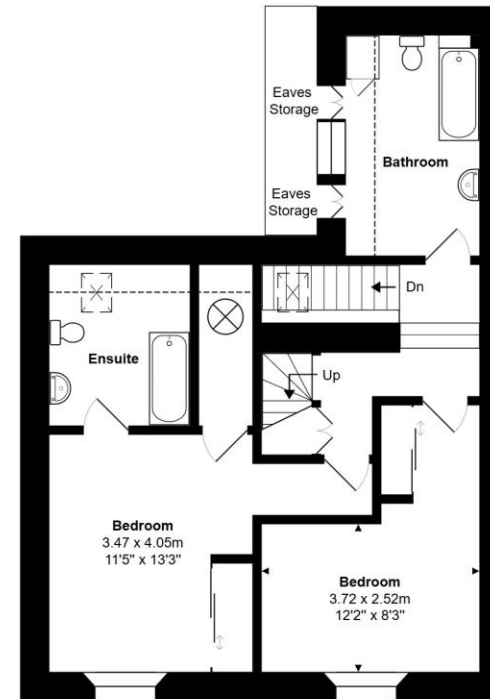
Third Floor



Ground Floor



First Floor



Second Floor



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