



BLOUNT  
MASLIN  
01666 823773  
For Sale

MANSFIELD  
TERRACE 1888

19

17

15

17 St. Marys Street, Malmesbury, Wiltshire, SN16 0BJ

Victorian townhouse  
Extended, well-presented accommodation  
3 double bedrooms  
Bespoke fitted kitchen with underfloor heating  
2 reception rooms  
Low maintenance courtyard garden  
Private off-road parking  
Picturesque street close to the town centre  
Views over the church opposite



01666 840 886  
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

**Price Guide: £475,000**

Approximately 1,116 sq.ft

‘An elegant Victorian townhouse with the rare advantage of private parking’



### The Property

This mid-terraced Victorian townhouse is situated just off from Malmesbury town centre down a quiet, historic street with a delightful outlook overlooking the church opposite. The property was built in 1899 with period features typical of the era and has been greatly improved by the present owners, most recently with an excellent rear extension. The beautifully presented accommodation is arranged across three floors, extending in all to over 1,100 sq.ft.

The ground floor includes an elegant front living room with fitted units surrounding an open fireplace. The dining room also features a fireplace and is open plan to the brand new and enlarged kitchen. The bespoke fitted kitchen has an integrated dishwasher, fridge/freezer, oven, hob and benefits from underfloor heating. On the first floor there is a double bedroom and a bathroom with shower over bath. Stairs up from the landing lead to

the top floor with two further double bedrooms.

Double doors from the kitchen open to the enclosed courtyard garden which has been laid to patio for easy maintenance. A rear gate opens to the private parking area where there is parking space for one car, a true rarity for a town centre property. Completing the property there is an external boiler room which houses plumbing for a washing machine too.

### 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 store, and

CO-OP and Waitrose stores, 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 Freehold with mains gas fired central heating, mains drainage, water and electricity. The property is located within a conservation area. Superfast broadband is available and there is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band C.

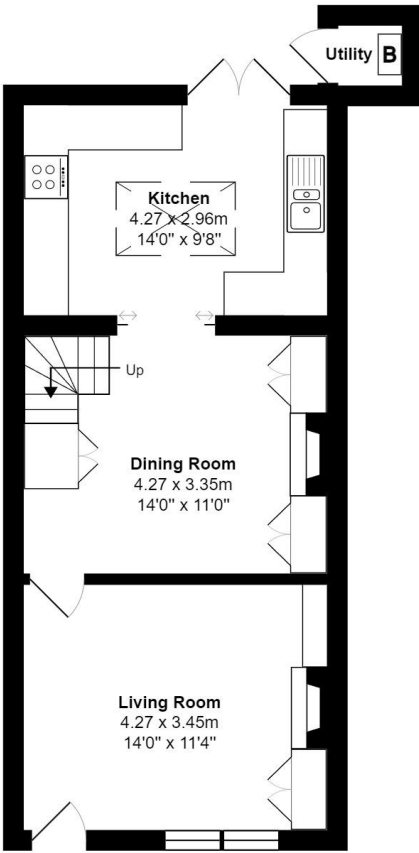
### Directions

From the centre of Malmesbury, follow Gloucester Street into Abbey Row then at the end of the road at The Triangle turn right. Immediately turn left after The Three Cups Inn into St Marys Street. Locate the property on the right hand side opposite the church.

Postcode SN16 0BJ

What3words: ///shell.furniture.outwards



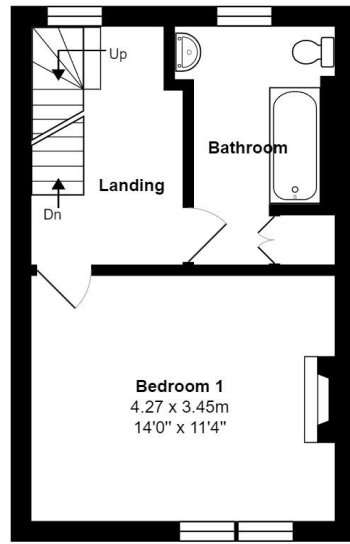


Ground Floor

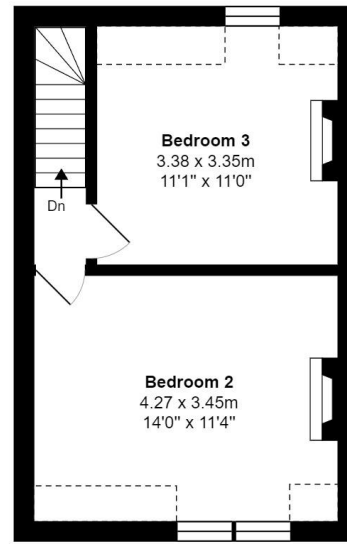


Total Area: 103.7 m<sup>2</sup> ... 1116 ft<sup>2</sup>

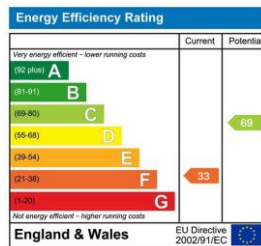
All measurements are approximate and for display purposes only



First Floor



Second Floor



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577