

**20 St. Johns Street, Malmesbury, Wiltshire, SN16 9BW**

Grade II listed period cottage  
Picturesque position at the foot of the High Street  
Character features  
2 double bedrooms  
Living room and garden room  
Deceptively spacious terraced garden  
Close to amenities  
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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## Price Guide: £340,000

Approximately 845 sq.ft excluding outbuildings

‘Tucked away at the foot of the High Street close to many amenities, this very pretty Grade II listed period cottage offers characterful accommodation coupled with surprisingly spacious terraced gardens’



### The Property

This characterful semi-detached cottage occupies a charming position tucked away at the foot of Malmesbury High Street set back by a front garden enclosed by railings. Grade II Listed, the cottage dates back to the turn of the 19th Century constructed of limestone beneath a Roman tiled roof with brick-dressed sash windows. The accommodation spans over three storeys extending to around 845 sq.ft. and is neutrally decorated with great scope for the next owners to put their stamp on it.

The ground floor opens to a front living room with a cosy fireplace, whilst at the rear the characterful kitchen has a garden room off. On the first floor, there is a double bedroom and a bathroom. A further double bedroom occupies the top floor with access to generous eaves storage.

The cottage's quaint front garden is a lovely feature setting the property away from the street. Behind the cottage, there is deceptively spacious garden areas including an enclosed private courtyard off the back of the garden room. A gate to the side provides access to a right of way over the neighbour's garden leading up some steps to additional terraces comprising a sun terrace laid to patio and a good-sized lawn garden above. There is unrestricted on-street parking within St. Johns Street.

### 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 Freehold with mains gas central heating, mains drainage, water and electricity. The property is Grade II Listed and located within a conservation area. The front access path is shared with the adjoining cottage. Superfast broadband is available and there is good 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 B.

### Directions

From the High Street, head south towards Waitrose. At the foot of the High Street and before the bridge, take the left hand turn into St Johns Street. Locate the property on the left hand side tucked within the corner.

Postcode SN16 9BW

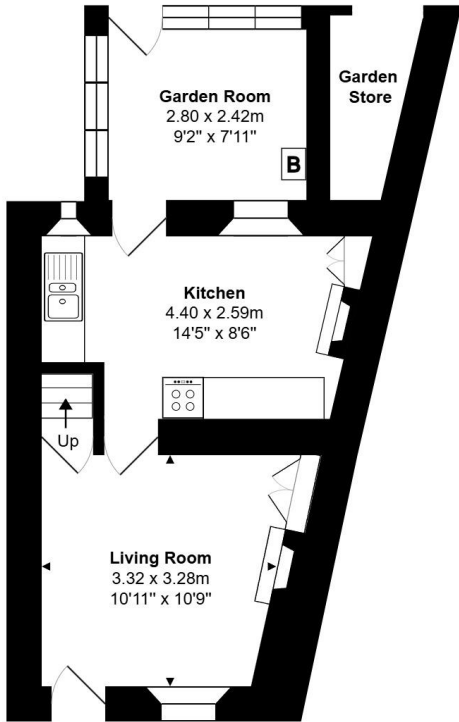
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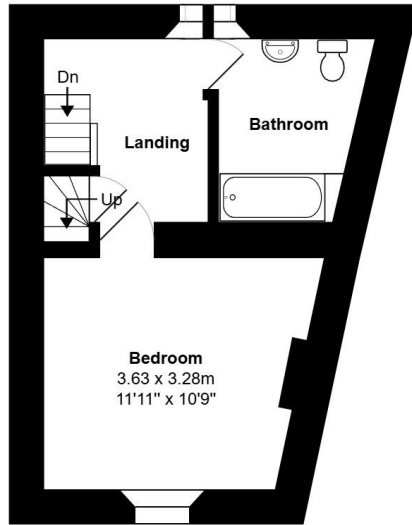


Total Area: 78.5 m<sup>2</sup> ... 845 ft<sup>2</sup> (excluding garden store and utility room)

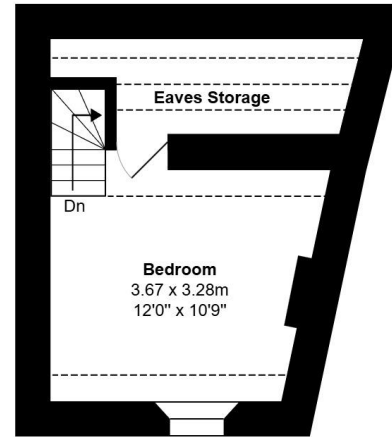
All measurements are approximate and for display purposes only



Ground Floor



First Floor



Second Floor



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