

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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St John's Cottage, Malmesbury

Price Guide £495,000

A charming Grade II Listed cottage (1065 sq ft), close to the town centre, with the rare benefit of a garage (161 sq ft) and a parking space.

3 bedrooms, luxury bathroom. Sitting/dining room, kitchen/breakfast room, utility and cloakroom. West facing garden with outbuilding.

CHAIN FREE



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St John's Cottage , Malmesbury

The Property

This charming Grade II listed cottage was extended and renovated to a very high standard about 14 years ago. Features include a log burning stove, sash windows and some exposed beams. A particular feature is the luxury bathroom with separate 'walk in' shower. There are oak doors, skirtings and architrave. The current owners purchased in 2012 and have re-tiled the left hand roof slope, both front and back, with stone tiles. In addition they have refitted the kitchen units, added some secondary glazing and replaced the gas boiler.

The Accommodation

The front door opens into a charming sitting/dining room with log burning stove. At the rear is the kitchen/breakfast room with access to the garden. There is an electric double oven, induction hob with extractor hood over and an integrated slimline dishwasher. Off the kitchen is a handy utility room with plumbing for a washing machine, space for a tumble drier and a fridge/freezer. Adjacent is a useful cloakroom. Off the inner hall a door leads to the integral garage. An oak staircase with handrails leads to the first floor. There is storage under and a glazed screen above which floods the stairwell with natural light. The good-sized master bedroom has a vaulted ceiling. Next door is another double bedroom with fitted shelved cupboard. At the rear there is a small double overlooking the garden. From here there is an access hatch to the loft space with ladder and light. The luxury bathroom has a double ended bath, WC, vanity basin and a large walk-in shower.

Outside

The garden has been terraced and landscaped with a flagstone patio adjoining the kitchen and stone steps leading up to a lawned area with well stocked flower borders. The garden is enclosed with a mix of Cotswold stone walling and fencing. At the top of the garden is studio building with power and light. While in need of some attention, it would make a lovely garden room or home office.

Garage

14'9" max by 13'1" (4.51m max by 4m)

Two sets of folding oak doors to front. Power, light and shelving, plus an internal door to inner hall.

General

All mains connected. The gas combination boiler is in the loft and was replaced last year. It provides central heating and hot water. Council Tax band D - £2,178 payable for 2023/24. There is no EPC as the cottage is Listed.

Location

Malmesbury lies close to the border of Wiltshire and Gloucestershire, 14 miles south of Cirencester and 10 miles north of Chippenham, with Swindon 16 miles to the east and Bath 24 miles to the west. It has a good selection of shops including a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and an Ofsted rated Outstanding secondary school. It is also home to the UK headquarters of Dyson, who employ over 3000 people. J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham, Kemble and Swindon.

Directions to SN6 9BW

Proceed down the High Street and take the first left onto St John's Street.

