



## 46, West Street, Malmesbury

## Price Guide £775,000

A detached period house (1893 sq ft), within easy walking distance to the town centre, with the benefit of a garage and parking for several cars.

4 double bedrooms, 2 bath/shower rooms. Large sitting room, kitchen/dining room, garden room, utility and cloakroom. Good size enclosed gardens.



# 46 West Street, Malmesbury

## The Property

This period detached house is thought to date back to the early 1600's and has been in the same ownership for 25 years. The property is situated within easy walking distance of the town centre and has the benefit of a garage and ample off road parking. The garden is a good size and enjoys a westerly aspect. UPVC double glazed windows have been fitted throughout and a gas fired combination boiler provides central heating and hot water.

## The accommodation

The accommodation is immaculately presented and arranged over three floors. The spacious ground floor comprises a well equipped kitchen/dining room with adjoining good size utility room. The large L shaped sitting room has two period fireplaces, one with a fitted gas fired log burner. Glazed double doors open into a lovely garden room, benefitting from views over the garden. Off the rear hallway is a good size cloakroom with built-in cloaks cupboard and shoe storage. On the first floor are two double bedrooms, the master bedroom with built-in wardrobes to one wall, and the family bathroom with shower over the bath. On the 2nd floor are two further double bedrooms and a shower room.

## Outside

Twin five bar gates open onto a gravelled driveway providing parking for several cars. A short distance away is a single garage, one of two, with additional parking space. The enclosed garden enjoys a westerly aspect and is chiefly lawned with well stocked shrub borders. To the side, off the dining room, is a sheltered seating area and vegetable garden.

## General

All mains are connected. A gas combination boiler provides central heating and hot water. Solar panels on the roof provide an income of around £1,000 pa. Council Tax band F - £3,465.83 payable for 2024/25. EPC rating band D - 61.

## Malmesbury

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 SN16 0AR

At the top of the High Street bear left and continue past the Abbey to the Triangle. Here turn left onto Bristol Street and first right into West Street. Continue to the end of the road and, immediately prior to The Horsefair, turn left into Bartons Close. The property will then be found a short distance along, on the left hand side.

