

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury

Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



9, St Marys Lane, Malmesbury

Price Guide £285,000

A charming Grade II Listed detached cottage (714 sq ft), tucked away just off the Triangle, and close to the town centre.

2 double bedrooms, wet room. Sitting/dining room, kitchen. Delightful courtyard garden and small yard. NO ONWARD CHAIN



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The Property

This charming detached cottage is Grade II Listed and dates from the early 19th Century, albeit with earlier origins. The roof was replaced in 2014 with extra insulation and there are numerous period features throughout. The cottage is tucked away in a traffic-free location, convenient for the town centre and all amenities.

The accommodation

The front door leads into the sitting room which has a period surround with a gas coal effect fire, with built-in cupboards and shelves either side. There are ceiling beams and a wide opening into the dining area which has a large roof light over, providing plentiful natural light. On the left a door leads to a dressing room with built-in wardrobes, while on the right a door leads to the tiled wet room, with two roof lights and a cupboard housing the boiler, which also has plumbing for a washing machine. Leading off is a useful storage room, in turn leading to a small yard. Off the sitting room is the well fitted kitchen with a new electric oven and gas hob. There is a large sink unit, an integrated slimline dishwasher and useful under-stair storage with space for an upright fridge/freezer. On the first floor, the main bedroom has a vaulted ceiling with beams. The dual aspect second bedroom can also accommodate a double bed.

Outside

At the front is a delightful courtyard area with raised borders and seating and space for a table and chairs.

General

All mains connected. The gas combination boiler is in the wet room. Council Tax Band B - £1,866.22 payable for 2024/25. There is no EPC as the cottage is Listed.

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 0AN

At the top of the High Street bear left and continue past the Abbey to the Triangle. Here turn right onto Gloucester Road and St Mary's Lane is a short distance on your left.

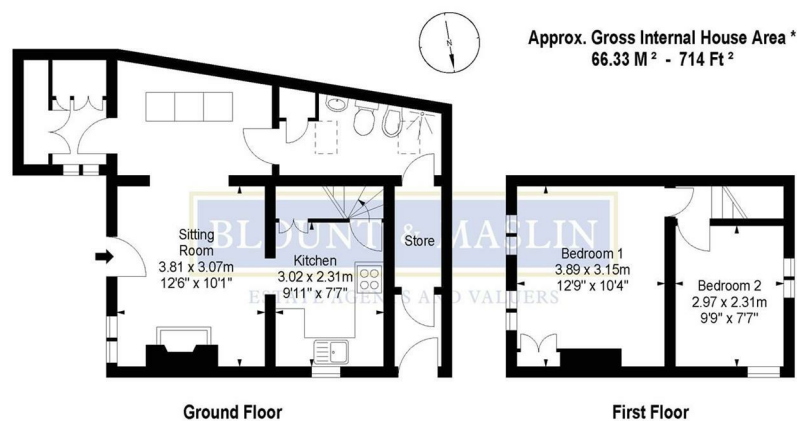


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice