

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 42 Bristol Street, Malmesbury

Price Guide £550,000

19th Century Grade II Listed cottage (1388 sq ft) with the rare benefit of a garage, private parking and a south facing garden with River Valley views.

Reception hall, good size sitting room with log burner. Kitchen with adjoining breakfast room, utility/cloakroom. Three bedrooms, family bathroom. Studio/home office and shower room.



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# 42 Bristol Street, Malmesbury

## The Property

This beautifully presented Grade II Listed cottage, dating from the early to mid 19th century, is within walking distance of the town centre and offers the rare advantage of both private parking and a garage. There are a number of period features including wooden floorboards, flagstone floors and beams. Built with characterful nooks and alcoves, this cottage really does create a warm and inviting atmosphere. The south facing, split level terraced rear garden offers wonderful views of the River Valley beyond. An added bonus is the studio/home office with shower room and vaulted ceiling with French doors to the terrace.

## General

All mains connected. A combination gas boiler provides central heating and hot water. Wiltshire Council Tax Band C - £2132.81 payable for 2024/25. No EPC as a Listed property.

## 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 0AX

At the top of the High Street bear left and continue past the Abbey to the Triangle. Here turn left onto Bristol Street and the property is a short distance on your left hand side.

Approx. Gross Internal House Area \*

111.94 M<sup>2</sup> - 1205 Ft<sup>2</sup>

Approx. Gross Annexe Area \*

17.00 M<sup>2</sup> - 183 Ft<sup>2</sup>

Approx. Gross Total Area \*

128.95 M<sup>2</sup> - 1388 Ft<sup>2</sup>

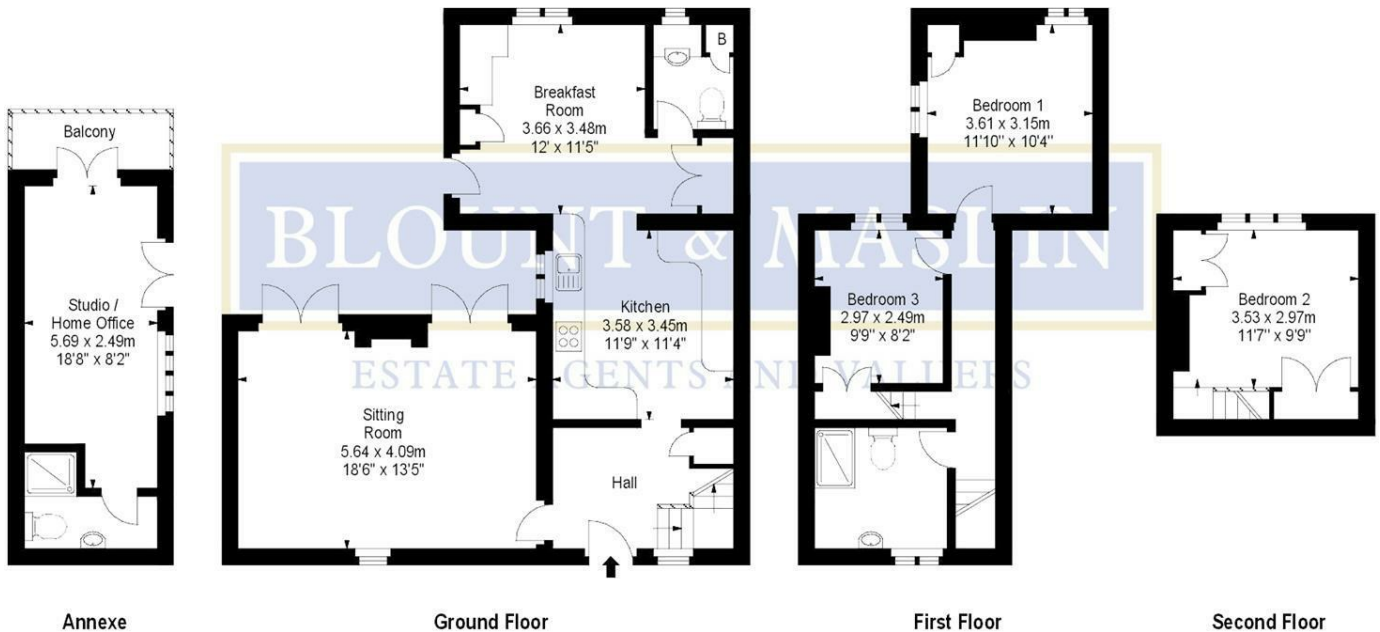


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice