

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 96 The High Street, Malmesbury

Price Guide £480,000

Charming Listed cottage, renovated to an exceptional standard. Situated in the heart of the town, within easy access to the river walk.

3 double bedrooms, including a large attic room, family bathroom. Sitting room with log burner, spacious kitchen/breakfast room, utility and cloakroom. Garden office, enclosed landscaped garden.

NO CHAIN



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# 96, High Street, Malmesbury

## The Property

This Grade II Listed cottage is understood to be of 17th Century origin, albeit it was remodelled in the early 19th Century. It has been completely refurbished in recent years both inside and out, with meticulous attention to detail. A notable feature is the area of embossed plasterwork on the landing ceiling which is understood to be extremely rare. There are numerous character features including exposed stonework, beams and wood panelling. There are pine and elm floorboards, plus new oak flooring in the attic bedroom and sitting room.

## Outside

At the rear of the cottage is a terraced garden enclosed by Cotswold stone walls. The current owners have installed a substantial garden office/studio. There is a gravelled seating area, well stocked borders and an area of lawn. Cold water tap, and small covered storage area.

## General

All mains connected. The Worcester gas combination boiler in the utility room supplies central heating and hot water. The electricity

meter is in a cupboard above the front door and the gas meter is enclosed under the sitting room window. Council tax - Band D - £2399.42 payable for 2024/25.

## 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 a "High Performing Academy" secondary school. 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 9AT

From M4 Junction 17 head north to Malmesbury. At the Priory roundabout take the first exit, continue over the river bridge and the cottage is on your right, just after the right hand turning into St John Street.

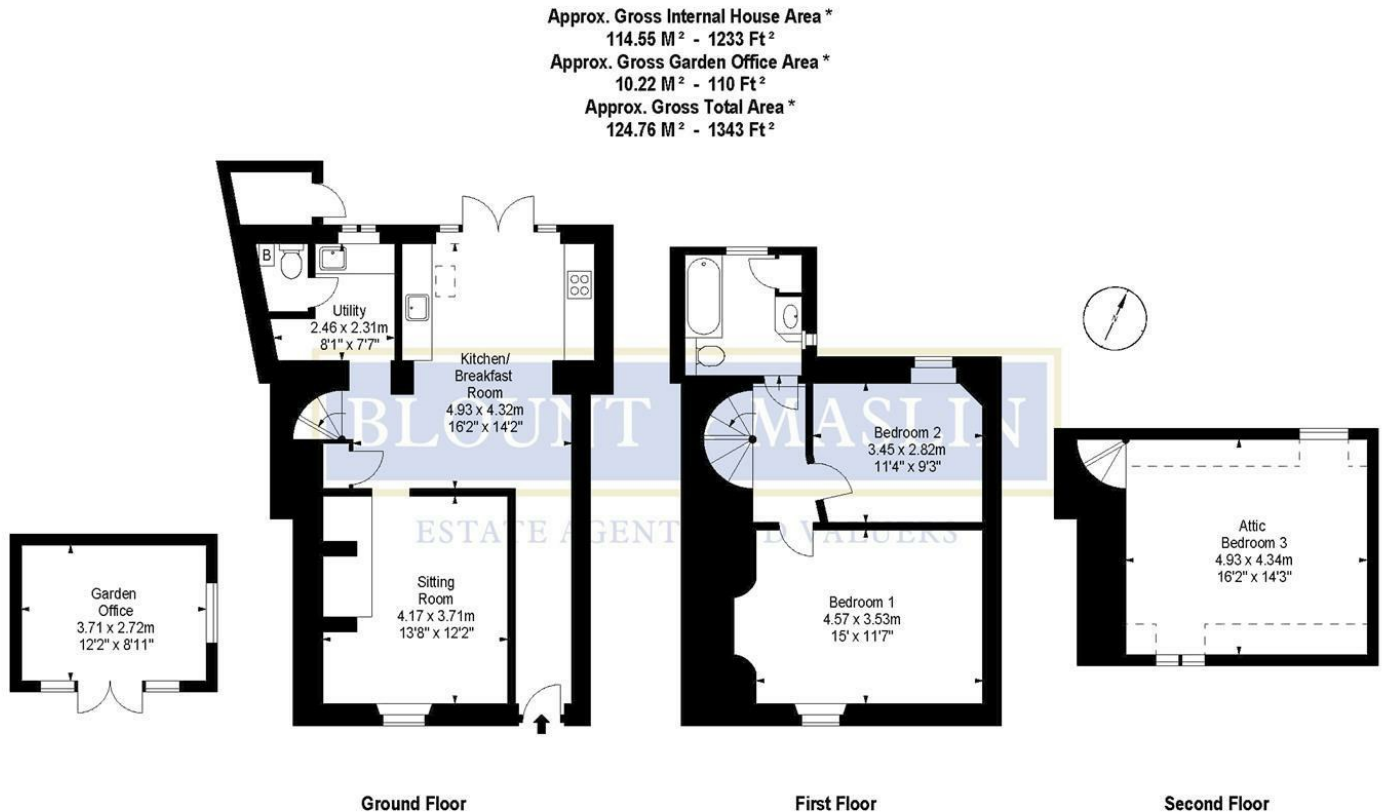


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice