

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury
Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



Spring Cottage, 113 High Street

Price Guide £475,000

A charming Listed period cottage (926 sq ft), tucked away in a secluded location with a south facing rear garden.

2 double bedrooms, both with wardrobes, luxury shower room. Sitting room, snug, large L shaped kitchen/dining room, cloak/utility room.



Spring Cottage, 113 High Street

The Property

This charming end of terrace stone and rendered cottage is Grade II Listed and lies in a sought after location, tucked away in the Lower High Street. The south facing garden is delightful and internally the cottage has been refurbished to a high standard throughout. There are numerous period features including two fireplaces, exposed beams, wooden floors and stone work. There is a superb kitchen/dining room with Parlour Farm units and granite work surfaces, south and east facing with bi-fold doors into the garden, complemented by a lantern roof window. The windows and door to the front of the cottage have recently been replaced with bespoke quality wooden double glazed units.

Outside

Access from the High Street is through a shared passageway and leads to a paved area outside the cottage with a log store. Access around the left hand side leads to a sheltered and private south facing rear garden with a paved terrace adjoining the kitchen. There is a raised brick well, well stocked borders, a pergola, areas of lawn and a garden shed (8ft x 8ft, from Malvern Garden Buildings).

General

All mains connected. The gas fired combination boiler in the utility room supplies central heating and hot water. Council Tax band C - £2227.77 payable for 2025/26.

Malmesbury

Reported to be England's oldest borough, dating from around 880AD, Malmesbury is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and 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 and Kemble.

Directions to SN16 9AL

Proceed down Malmesbury High Street, follow the road as it bears left and, between Nos 107 and 115, proceed down the passageway which leads to the cottage.

Approx. Gross Internal House Area *
86.03 M² - 926 Ft²

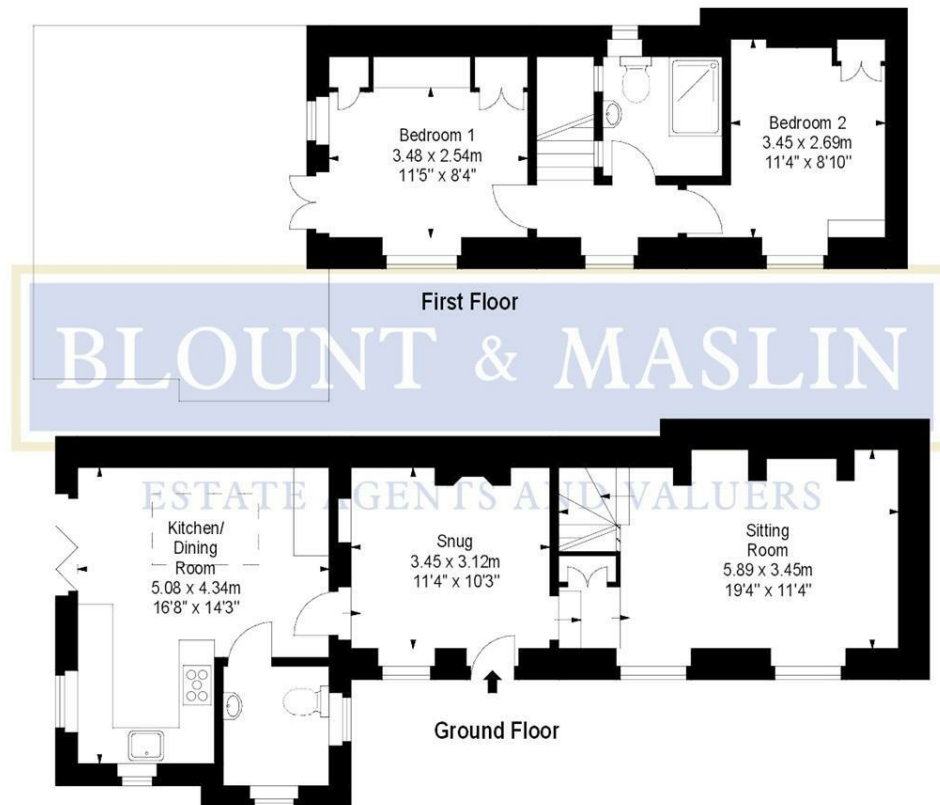


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice