

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 29 Park Street, Charlton

Price Guide £375,000

Mid terrace family home (1465 sq ft) with large west facing garden, in the heart of this popular village.

3 double bedrooms, family bathroom. Sitting room, kitchen, dining room, conservatory.

Garage, off road parking.





# 29 Park Street, Charlton

## The Property

This mid terraced house was built in the 1970s and has accommodation arranged over three floors. The windows have been replaced with UPVC double glazed units and an air source heat pump installed providing central heating and hot water. A particular feature of this property is the unusually large garden, enjoying a south westerly aspect.

## The Accommodation

The front door is sheltered by a storm porch with courtesy light, which opens into the entrance hall with stairs to first floor and door to the sitting room. This has a window to the front and fireplace. A doorway leads into the dining room with door to the conservatory and opening off to the kitchen. This has a built-in electric oven, ceramic hob with extractor hood over, plumbing for washing machine and dishwasher, space for fridge freezer. On the first floor there are two double bedrooms, both with fitted wardrobes, the family bathroom has been upgraded with a quality white suite, with mains shower over the bath. The master bedroom can be found on the top floor with built-in wardrobes to one wall and two Velux windows to the rear.

## Outside

The French door from the conservatory opens into the rear garden which is lawned with paved patio area. A trellis arch and pathway leads to a further area of enclosed garden which is chiefly lawned with sunken terrace and paved patio. Gated access leads to the adjacent garage, large wooden shed and parking area.

## General

Mains water, electricity and drainage are connected. An air source heat pump provides central heating and hot water. Council Tax band D - £2,302.80 for 2025/26. EPC rating - D - 63

## Location

Charlton has a popular pub/restaurant, The Horse & Groom and a 12th Century Church. The village adjoins the Earl of Suffolk and Berkshire's Estate, Charlton Park, which hosts the annual WOMAD festival. The neighbouring town of Malmesbury caters for everyday shopping requirements, and includes a Waitrose. Meanwhile the cosmopolitan centres of Cirencester, Bath and Cheltenham are all within a 28 mile radius. The M4, provides excellent access to the areas major employment centres and Kemble railway station, 7 miles distant, links to Paddington in around 75 minutes. The active village community centres around the busy Village Hall, which has a large adjacent playing field including the village cricket pitch.

## Directions to SN16 9DF

From Malmesbury take the B4040 east towards Cricklade and Minety. After some two miles enter the village of Charlton and the property can be found on the left hand side, before the right hand bend, denoted by our 'For Sale' board.

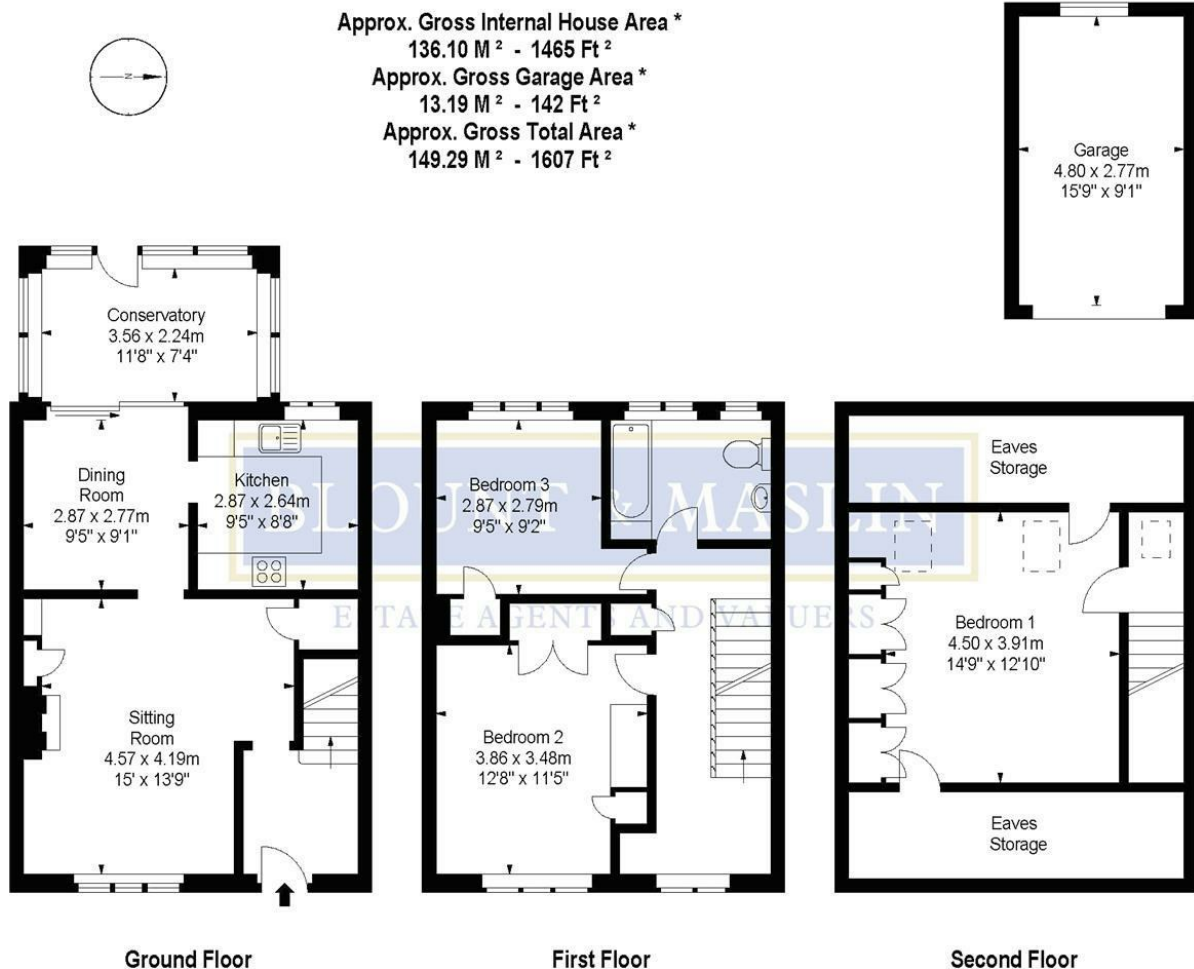


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice