

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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3 Twatley Cottages, Malmesbury

Price Guide £575,000

An extended semi-detached cottage (1268 sq ft) and annex (169 sq ft) with far-reaching countryside views

3 double bedrooms, family bathroom, en-suite shower room. Entrance porch, hallway, sitting room, dining room.

Kitchen, utility, cloakroom, conservatory. Annex with bedroom, shower room and kitchen/seating area.

Ample parking and good size rear garden.



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The Property

Situated on the western edge of Malmesbury, approximately a mile from the town centre, this delightful semi-detached cottage offers a rare combination of character, space, and stunning rural outlooks. Beautifully positioned to enjoy sweeping countryside views, the property is brimming with charm and practical living space. The ground floor comprises an entrance porch, a cosy sitting room, a separate dining room, a well-appointed kitchen, a light-filled conservatory, a useful utility room, and a cloakroom. Upstairs, the master bedroom benefits from an ensuite, accompanied by two further double bedrooms and a stylish family bathroom. A particular highlight is the detached one-bedroom annex, tucked away in the garden—ideal for use as a home office, for overnight guests, multi-generational living, or potential rental income.

General

Mains water and electricity are connected. A new shared waste treatment system is due to be installed; an annual maintenance charge will be shared between 5 cottages - approximately £300.00pa. An oil fired boiler provides central heating and hot water. UPVC windows and doors throughout. Wiltshire Council Tax Band E - £2,795.35 payable for 2025/26. EPC ratings: main house band E - 47; annex band E - 48.

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. The nearest airport is at Bristol.

Directions to SN16 0QX

At the top of the High Street bear left and continue past the Abbey to the Triangle. Here turn left onto Bristol Street and head west on the B4040. The cottage can be found approximately a mile on the right denoted by our For Sale board.

Approx. Gross Internal House Area *
117.80 M² - 1268 Ft²
Approx. Gross Outbuilding Area *
15.70 M² - 169 Ft²
Approx. Gross Total Area *
133.50 M² - 1437 Ft²

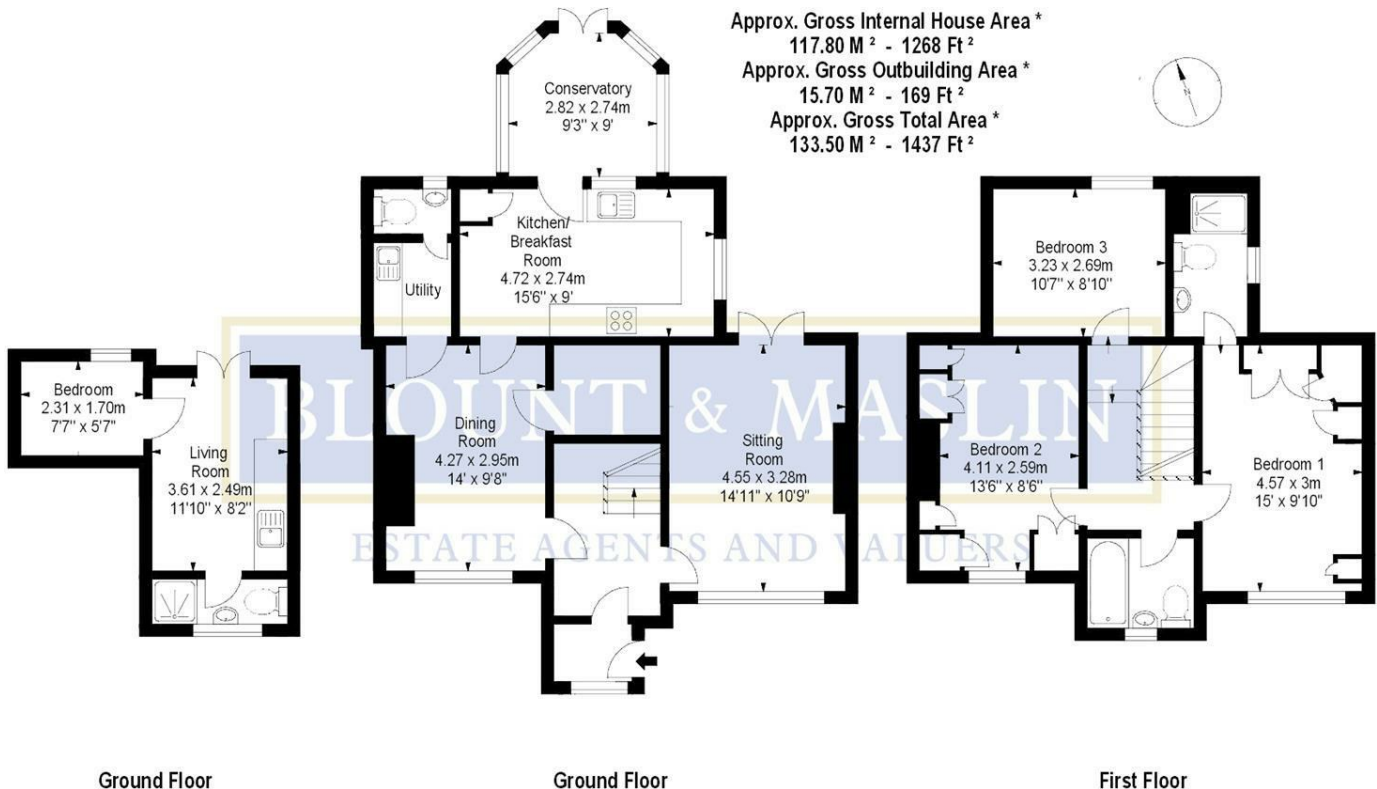


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice