

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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20 Kingswall Malmesbury

Price Guide £450,000

A charming Grade II Listed cottage (1026 sq ft) with stunning south facing garden in prime town centre location.

3 double bedrooms (one currently used as a sitting room), large family bathroom.

Snug with log burning stove, well equipped kitchen/dining room.

Brick built outbuilding and studio.

NO ONWARD CHAIN



20 Kingswall Malmesbury

The Property

Nestled in the highly sought after Kingswall location, just moments from the High Street, this delightful three-bedroom Grade II listed cottage is brimming with character and charm. Offering a rare combination of period features and practical living space, the property boasts an exceptionally large landscaped south-facing garden - a true hidden gem for a town centre home. Internally, the home is full of period detail including exposed beams, stone walling, wood panelling, and a snug with log-burning stove - perfect for winter evenings. Accommodation is arranged over three floors, with two spacious double bedrooms on the third floor and a further double bedroom on the second floor, currently used as a sitting room. The beautifully appointed family bathroom features a stylish white suite with roll top bath with shower over.

Outside, a useful outbuilding with power and light, serves as a well-equipped utility room, with space for washing machine, tumble dryer and additional appliances. A charming brick-built studio offers flexibility as a home office, guest bedroom or creative space, complete with WC, wash basin, and plumbing for a shower.

The garden is particularly impressive - unusually large for such a central location, south-facing, and thoughtfully landscaped with several paved seating areas to enjoy both sun and shade.

The property benefits from side access, with pedestrian right of way for the neighbouring two cottages.

General

All mains are connected. A gas combination boiler provides central heating and hot water. Council Tax Band C - £2,227.77 payable for 2025/26. There is no EPC requirement as the property is listed.

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 9BJ

Proceed down Malmesbury High Street and bear right into Kings Wall. The property is a short distance along on the left hand side, denoted by our 'For Sale' board.

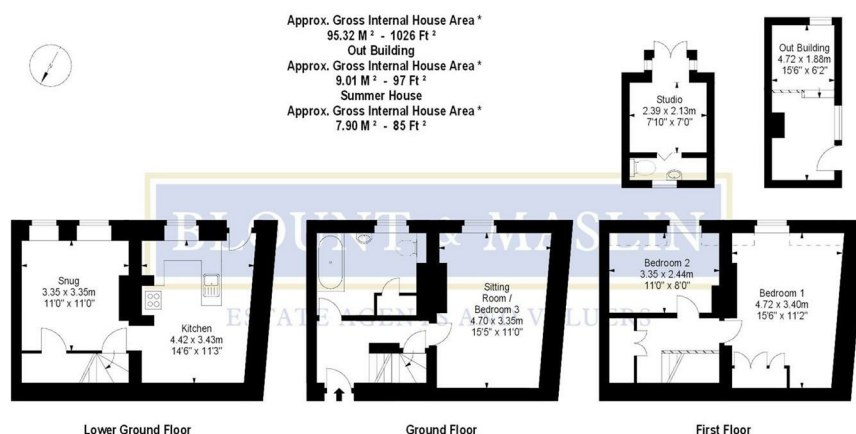


Illustration For Identification Purposes Only. Not To Scale
* As Defined by RICS - Code of Measuring Practice