

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## The Cottage 3 Hodder Court, Malmesbury Price Guide £400,000

Charming character cottage in the heart of Malmesbury

Three bedrooms, shower room, cloakroom.

Kitchen/dining room, sitting room.

Private walled garden with summer house, further seating areas. Allocated parking space.

CHAIN FREE



# The Cottage 3 Hodder Court, Malmesbury

## The Property

Tucked away in a peaceful location just off the High Street, this delightful cottage (986 sq ft) offers an appealing blend of period charm and versatile living. The accommodation includes a welcoming kitchen/breakfast room, a sitting room with large feature window, three bedrooms, a modern shower room, and a convenient cloakroom. Bursting with character, the home features exposed beams, a vaulted ceiling, and a variety of character details throughout. The layout provides flexibility for modern living while retaining its historic appeal. Outside, the property boasts several inviting seating areas, including a private walled garden—perfect for relaxing or entertaining. An added benefit is the allocated parking space, a rare and valuable feature in such a central location. A true hidden gem offering tranquility, character, and convenience.

## General

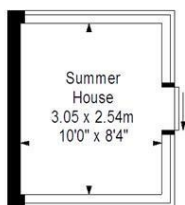
All mains are connected. The gas boiler provides central heating and hot water. Council Tax Band B - £1,949.31 payable for 2025/26. EPC rating E - 48.

## Malmesbury

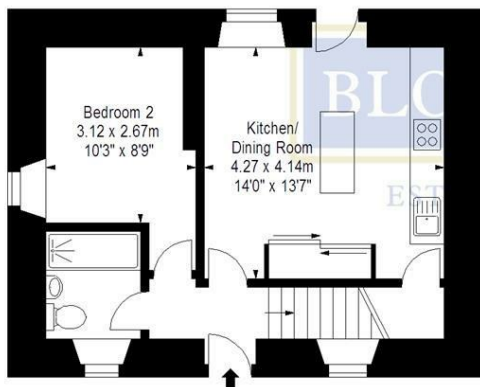
Reported to be England's oldest borough, dating from around 880AD, Malmesbury is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, 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 9HH

The property is tucked away just off the High Street. For viewings, please meet us in the office.



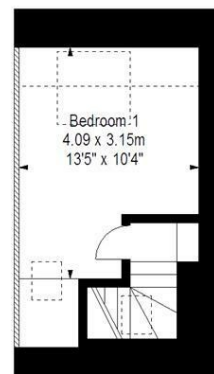
Approx. Gross Internal House Area \*  
91.60 M<sup>2</sup> - 986 Ft<sup>2</sup>  
(Including Restricted Head Height)  
Approx. Gross Summer House Area \*  
7.71 M<sup>2</sup> - 83 Ft<sup>2</sup>  
Approx. Gross Total Area \*  
99.31 M<sup>2</sup> - 1069 Ft<sup>2</sup>



Ground Floor



First Floor



Second Floor

Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice