

# Cowbridge Cottage

Malmesbury



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## Malmesbury

*Character Cottage ~ Three Bedrooms ~ Garage and Driveway ~ Utility Room and  
Cloakroom ~ Countryside Views ~  
Enclosed Garden ~ Bespoke Outdoor Workshop*

Lockstones are delighted to present this beautiful characterful cottage, perfectly situated within easy walking distance of Malmesbury High St and local amenities.

Once you step through the front porch you are welcomed into the living room featuring an impressive stone fireplace and inset wood burner. The bright conservatory benefits from double doors opening onto the garden. The well appointed kitchen is complemented by a separate utility room and convenient downstairs cloakroom off.

On the first floor are 3 bedrooms and a spacious family bathroom.

Externally the property enjoys landscaped gardens with topiary hedges and patio seating areas. The versatile workshop is complete with power and light.

A single garage and driveway parking is located opposite the property.

**Living Room**

uPVC double glazed window to front with secondary glazing. Feature fireplace with stone surround, hearth and inset wood burning stove. Solid oak flooring. Exposed brick walls. Understairs fitted storage cupboard. Television and telephone point. Downlights and radiator. Door to:

**Kitchen Breakfast**

uPVC double glazed window to rear. Matching range of wall and base units with solid wood work surfaces over and matching upstands. Inset one and half bowl sink and drainer with mixer tap. Integrated dishwasher and 'Smeg' double oven, gas hob with extractor fan over. Downlights, tiled flooring and radiator.

**Inner Hallway**

Obscured double glazed door to the garden. Bespoke clothes hanging rails. Tiled flooring. Radiator. Doors to:

**Cloakroom**

uPVC obscured double glazed window to rear. Low level w/c. Tiled flooring.





### Utility

uPVC double glazed window to side. Wall mounted 'Worcester' boiler. Space and plumbing for washing machine and larder style fridge with solid wood worksurface over. Tiled flooring.

### First Floor, Landing

Access to loft space.

### Bedroom One

Double glazed window to front with countryside views. Fitted low level storage. 'Victorian' style radiator.

### Bedroom Two

Double glazed window to front. Radiator.

### Bedroom Three

uPVC double glazed window to rear with window seat. Fitted storage. 'Victorian' style radiator.

### Family Bathroom

Obscured uPVC double glazed window to side. Fully tiled, enclosed shower cubicle with rainhead shower over. Vanity wash hand basin with inset storage and low level w/c. Panel bath. Tiled surround, flooring and extractor. Chrome heated towel rail.



### Rear Garden

Fully enclosed rear garden with stone walling. Landscaped garden with attractive raised beds, mature shrubs and topiary hedges. Patio area and timber built workshop.

### External Workshop

Insulated building with three double glazed windows to front and two to side. Feature stone wall. Certified power and light. Door to side.

### Front Garden

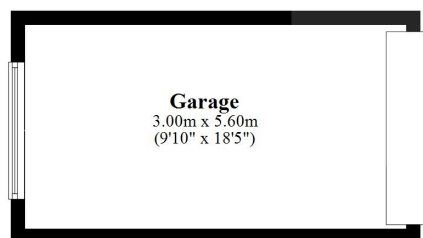
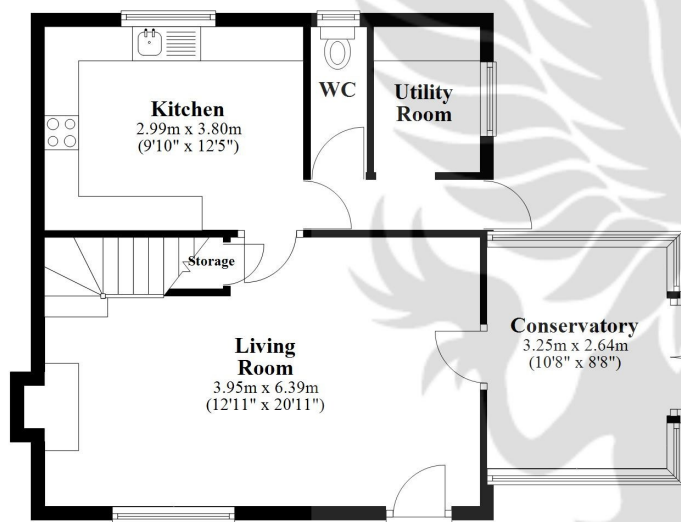
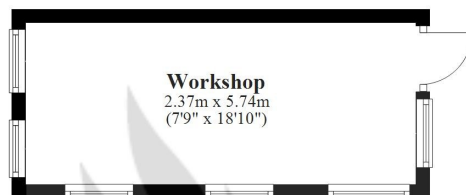
Pathway leads to front porch. Enclosed by stone walling and picket fence. Landscaped garden to side.

### Parking and Garage

Single garage with parking in front for further vehicles.

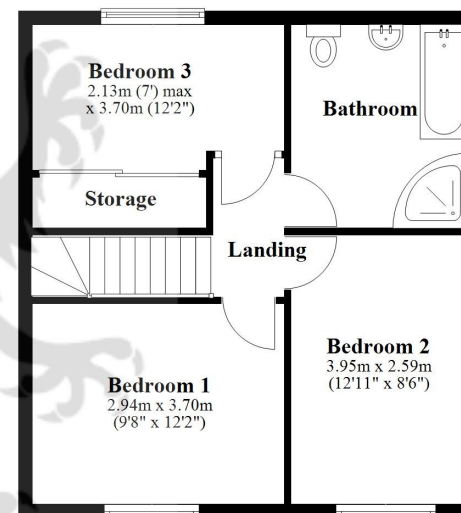


Approx. 94.2 sq. metres (1007.7 sq. feet)



### First Floor

Approx. 44.9 sq. metres (483.7 sq. feet)



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