



📍 24 Gastons Road, Malmesbury, Wiltshire, SN16 0BE

🏠 Guide Price £615,000

Located in the heart of the town amid large west facing gardens, an attractive period cottage with magnificent living space.

- Attractive Period Cottage
- Retains Character & Charm
- Interior Arranged Over Three Floors
- Three Double Bedrooms
- Sitting Room + Wood Burning Stove
- Spacious Kitchen + Dining/Family Room
- Large West Facing Rear Garden
- Magnificent Detached Garden Office & Hobbies Room
- Off Street Parking
- Convenient For All Local Amenities

🏡 Freehold

🏠 EPC Rating E



An attractive period end of terrace cottage, located in a prime position, a short walk from Malmesbury town centre and the walkways beside the river Avon. The property has been improved over recent years by the current owner with much of the inherent character and charm being retained including period fireplaces and exposed stonework. The tastefully presented and most deceptive interior is arranged over three floors comprising a reception hallway with cloakroom, a charming sitting room with a wood burning stove and a fitted kitchen complimented by a range cooker, integrated appliances and granite work surfaces. An opening from the kitchen leads into a bright and spacious dining/family room. The first floor boasts two generous bedrooms and a family bathroom with over bath shower. A staircase from the landing rises up to an attic double bedroom with exposed floorboards.

Externally the large, established rear garden is a particular feature enjoying a sunny south west facing aspect. A paved patio extends to the rear of the property opening to a delightful lawned garden stocked with a variety of plants and shrubs. A pathway meanders up to a thriving vegetable garden with attractive raised beds and a greenhouse.

At the far end of the garden, a large detached timber framed annexe provides two additional well proportioned rooms, either could be used as an office, studio, games or music room. There is useful side access from the rear garden via a latched gate, which opens onto a block paved driveway at the front providing an off street parking space. An additional parking space is available to rent closeby.

SITUATION

The property is conveniently located allowing easy access for both primary and secondary schools. The hilltop town of Malmesbury is officially recognised as England's oldest borough. Situated on the edge of the Cotswolds, surrounded by two branches of the River Avon, it boasts buildings of golden Cotswold stone and beautiful river walks. Famous for its ancient Abbey and elaborate 15th century Market Cross, the town may well have history round every corner but is also bursting with life, enjoying excellent independent shops, a Waitrose, charming cosy pubs, friendly cafes, regular farmers' markets and a busy local events schedule. The establishment of the Dyson design and development headquarters on the edge of the town means that Malmesbury is now a centre for technical innovation, allowing the town to truly describe itself as both ancient and modern. Malmesbury is five miles north of the M4 (Junction 17) so within easy commuting distance of Bristol, Bath and Swindon. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately 1 hour 10 minutes.

PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: E

Council Tax Band: B

Mains water, drainage, gas and electricity



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