





📍 80 High Street, Malmesbury, Wiltshire, SN16 9AT

🔗 Offers In Excess Of £200,000

An attractive Grade II listed two bedroom period cottage in need of some internal redecoration, conveniently located in the heart of the town.

- Charming Period Cottage
- Grade II Listed
- Opportunity To Modernise
- Interior Over Three Floors
- Two Generous Bedrooms
- Open Plan Sitting Room
- Enclosed Courtyard Garden
- Heart Of The Town
- Good Investment Potential
- No Onward Chain

🏡 Freehold

🏠 EPC Rating E





Offered for sale with immediate vacant possession, this attractive Grade II listed two bedroom period cottage with attractive stone elevations beneath a Cotswold stone tiled roof. The spacious interior is arranged over three floors however does require internal redecoration and modernisation, allowing the new buyer the exciting opportunity to redesign and update to their own specification. The ground floor comprises an open plan sitting room and kitchen. There is a bedroom and bathroom on the first floor. Stairs from the landing rise up to a spacious attic double bedroom. Externally a paved courtyard extends to the rear of the cottage.

### SITUATION

Conveniently located in the heart of this historic town, yet within a short distance of country walks and the picturesque River Avon. The old and new blend perfectly in Malmesbury, narrow medieval streets, ancient monuments and historic gems are complimented by modern shopping and quaint boutiques. This thriving pretty market town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops, including a Waitrose, award winning schools and leisure facilities. Early tributaries of The River Avon pass around the town with pretty walks and the countryside close at hand. There are public transport services and good road access to the larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 junction 17 is only five miles south. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately an hour.

### PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: E

Council Tax Band: C

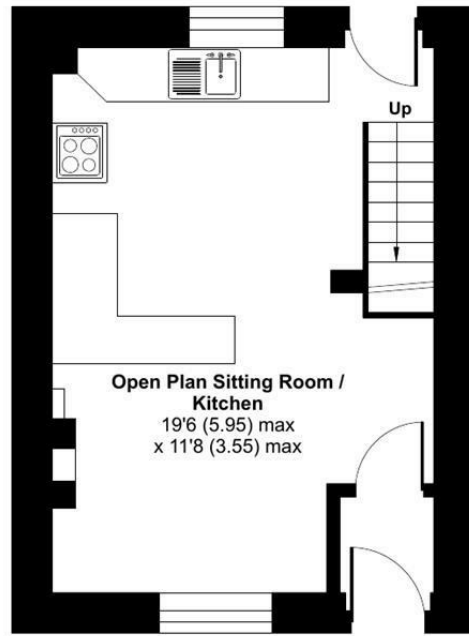
Mains water, gas and drainage.



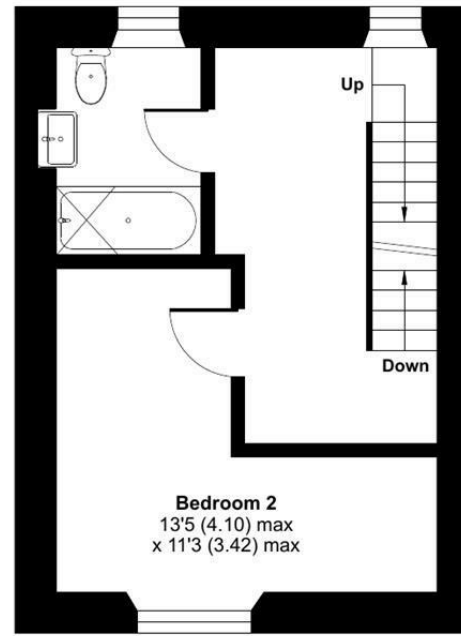
## High Street, Malmesbury, SN16

Approximate Area = 781 sq ft / 72.5 sq m

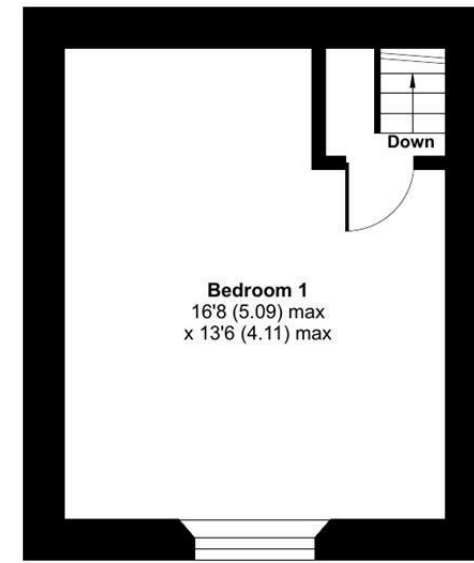
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1275936

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