





📍 74 Abbey Row, Malmesbury, Wiltshire, SN16 0AQ

🏠 Guide Price £325,000

A charming Grade II listed three bedroom period cottage with a most deceptive interior arranged over four floors

- Charming Period Cottage
- Grade II Listed
- Three Bedrooms
- Three Reception Rooms
- Interior On Four Floors
- Retains Character & Charm
- Versatile Accommodation
- South West Facing Garden
- Stunning Rural Views
- No Onward Chain

🏡 Freehold

🏠 EPC Rating D





A charming Grade II listed three bedroom period cottage with a most deceptive interior arranged over four floors. The interior provides a spacious and comfortable home complimented by a number of original features including exposed timbers and stonework, latched doors and period open fireplaces. The ground floor comprises a small lobby opening to a dining room, an impressive sitting room and fitted kitchen. Stairs from the kitchen lead down to a utility/breakfast room with french doors opening to the rear garden and a bathroom. There are two bedrooms and a cloakroom on the first floor with stairs from the landing rising up to an impressive attic double bedroom with stunning far reaching rural views over Malmesbury and the River Avon. Externally a delightful south west facing garden is predominantly laid to lawn.

**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: D

Council Tax Band: C

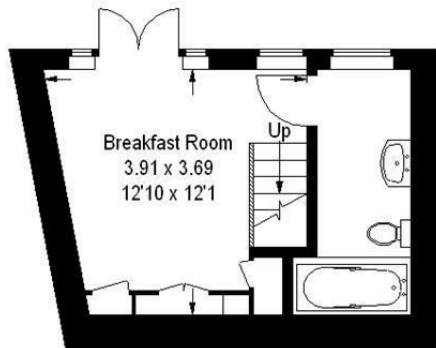
Mains water, gas and drainage.



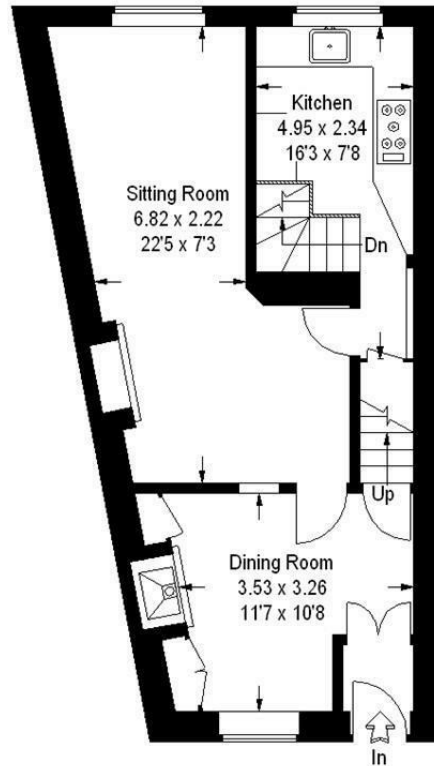


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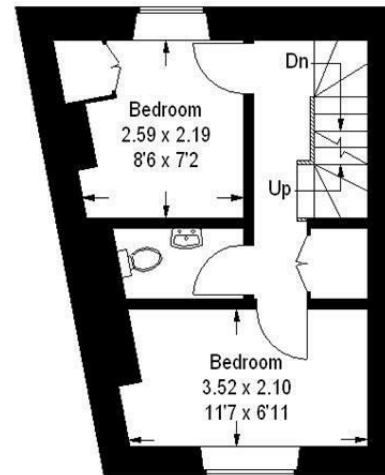
Approximate Gross Internal Area = 112 sq m / 1205 sq ft



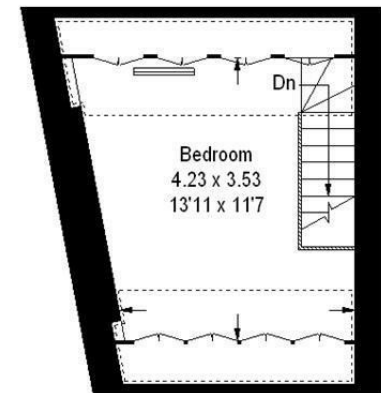
Lower Ground Floor




Ground Floor



First Floor



Second Floor

 = Reduced headroom below 1.5 m / 5'0

FLOORPLANZ ©2013 0845 6344080 Ref 108380

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.