



📍 44 Gloucester Street, Malmesbury, Wiltshire, SN16 0AA

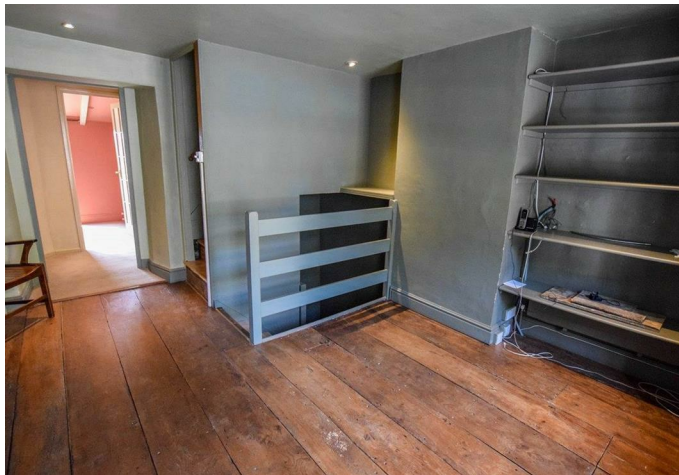
🏠 Guide Price £385,000

Located in the heart of the town with views towards The Abbey, a charming Grade II listed two bedroom period cottage with a most deceptive interior arranged over four floors.

- Charming Period Cottage
- Two Bedrooms + Attic Room
- Grade II Listed
- Retains Character & Charm
- Secluded Enchanting Garden
- A Wealth Of Unique Features
- Interior Over Four Floors
- Stunning Views Over The Abbey and Valley Beyond.
- Garage To The Rear
- No Onward Chain

🏡 Freehold

🏠 EPC Rating G



A rare opportunity to purchase a charming Grade II listed period cottage centrally located in the heart of the town with views to the front overlooking the Abbey and panoramic views over Malmesbury to the rear. The cottage retains a wealth of inherent character and charm with a number of unique features to include the original Saint Aldhelm's Holy Well. The interior is arranged over four floors comprising a reception/dining hall, bedroom/study and a bathroom on the ground floor. Stairs lead down to a lower ground floor with a fitted kitchen and spacious sitting room. There is a double aspect bedroom on the first floor with staircase rising up to a useful attic room/study. Externally the enchanting south facing garden has been beautifully landscaped, enjoys a high degree of privacy and a wealth of unique features. A gate at the end of the garden opens onto Burnivale allowing pedestrian access to the single garage.

### SITUATION

Centrally located in the heart of Malmesbury with views to the front overlooking The Abbey and with stunning rural views to the rear over the River Avon and open countryside. 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: Exempt due to being Grade II listed

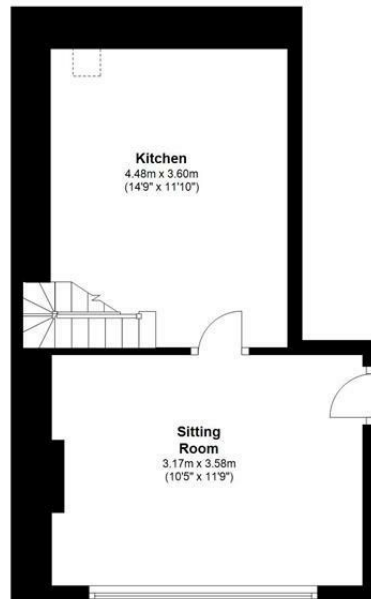
Council Tax Band: C

Mains water, gas and drainage.



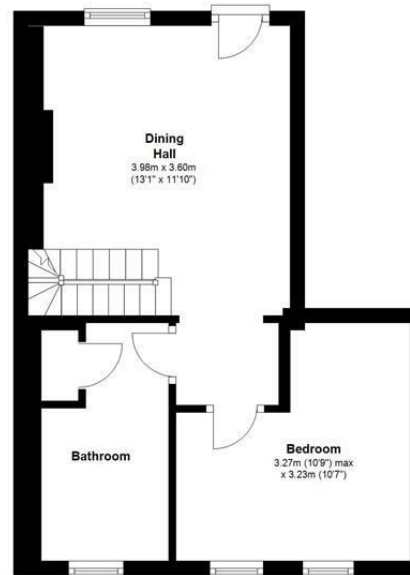
### Basement

Approx. 31.2 sq. metres (335.8 sq. feet)



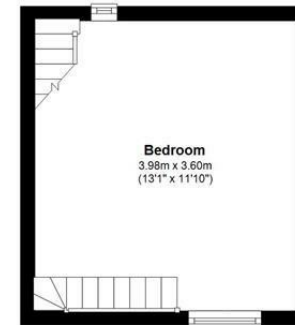
### Ground Floor

Approx. 32.2 sq. metres (347.0 sq. feet)



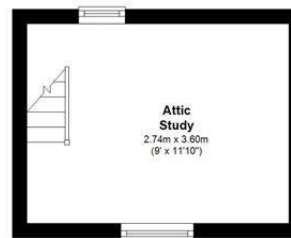
### First Floor

Approx. 14.3 sq. metres (154.4 sq. feet)



### Second Floor

Approx. 9.9 sq. metres (106.3 sq. feet)



Total area: approx. 87.7 sq. metres (943.6 sq. feet)

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.