



📍 25 St. Johns Street, Malmesbury, Wiltshire, SN16 9BW

📄 Auction Guide £125,000

- For Sale by Online Auction
- Thursday 12th February 2026
- Lot 09
- Guide Price £125,000+

🏡 Freehold

🏠 EPC Rating E



LOT 09  
FOR SALE BY ONLINE AUCTION  
THURSDAY 12th FEBRUARY 2026  
GUIDE PRICE £125,000+

Attractive 3 bedroom Grade II Listed mid-terrace cottage in excellent condition, located in the historic heart of Malmesbury with an option to rent a nearby car parking space under licence for £60 a month.

The ground floor has been completely renovated to a high standard incorporating improved flood defences and impact mitigation features and comprises a stunning kitchen and lounge. On the first floor; landing, 2 double bedrooms and a shower room. A staircase leads to a further bedroom. The property has gas heating.

At the rear is a courtyard garden enclosed by a low stone wall.

[what3words///buckets.spellings.interacts](https://www.what3words.com/buckets.spellings.interacts)

For further information please go to our auction site.

#### **Situation**

On behalf of The Warden and Freeman of Malmesbury we are delighted to offer 4 attractive cottages for sale by public auction. The cottages are 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, where 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. The town is also the perfect base from which to explore some of the south west's finest rural areas. As well as the Cotswolds - itself a fascinating blend of limestone villages and rolling countryside - families can explore Conygre Mead Nature Reserve, Westonbirt Arboretum and the Cotswold Water Park. A few miles from Malmesbury is Kemble, another truly hidden gem, and where you can find - and follow - the source of the River Thames.

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.

#### **Viewings**

To arrange a viewing, contact: Malmesbury Office.

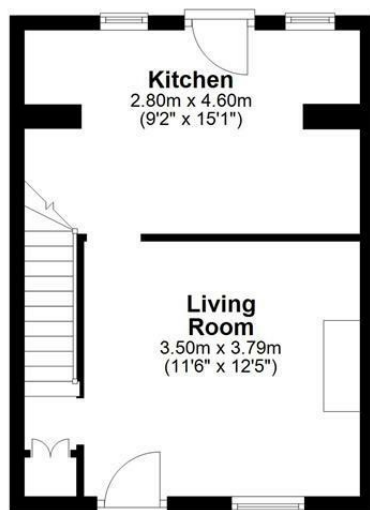
There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.



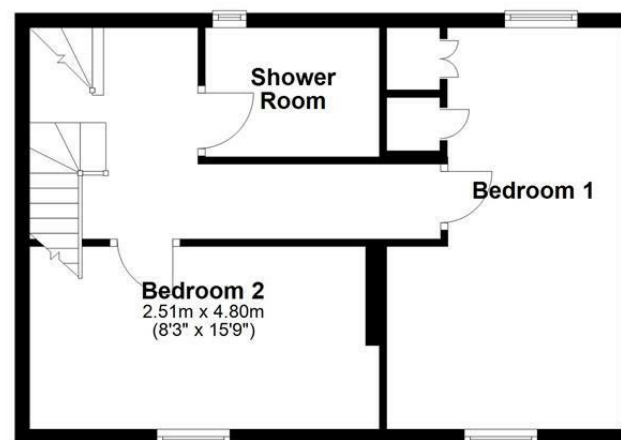
### Ground Floor

Approx. 29.4 sq. metres (317.0 sq. feet)



### First Floor

Approx. 44.8 sq. metres (482.6 sq. feet)



### Second Floor

Approx. 19.4 sq. metres (208.7 sq. feet)



Total area: approx. 93.7 sq. metres (1008.2 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.