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1 Corn Gastons, Malmesbury, SN16 0DP

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⑨ 1 Corn Gastons, Malmesbury, SN16 0DP

⌚ Guide Price £325,000

A three bedroom semi detached family home set on a bold established plot, conveniently located for the town, secondary school and all local amenities.

- Semi Detached Family Home
- Three Bedrooms
- Open Plan Kitchen/Breakfast Room
- Bay Fronted Sitting Room
- Conservatory & Cloakroom
- Convenient For Secondary School
- Large Established Garden
- Driveway & Garage
- Corner Plot With Broad Frontage
- Useful Summerhouse With Power

❖ Freehold

㉚ EPC Rating D



A tastefully presented three bedroom semi detached family home set amid established gardens, on a bold plot with a particularly broad frontage. The property is conveniently located for the town, secondary school and all local amenities. The interior is arranged over two floors comprising a hallway with cloakroom, a spacious open plan kitchen/breakfast room, a bay fronted sitting room and double glazed conservatory. There are three bedrooms and a bathroom on the first floor. Externally the established gardens extend to the rear and side being predominantly laid to lawn. There is a useful storeroom and paved patio to the rear of the garden. A gate from the front garden opens onto a driveway and single garage.

#### **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 an hour.

#### **PROPERTY INFORMATION**

Tenure: Freehold

EPC Rating: D

Council Tax Band : C

Mains water, drainage, gas and electricity



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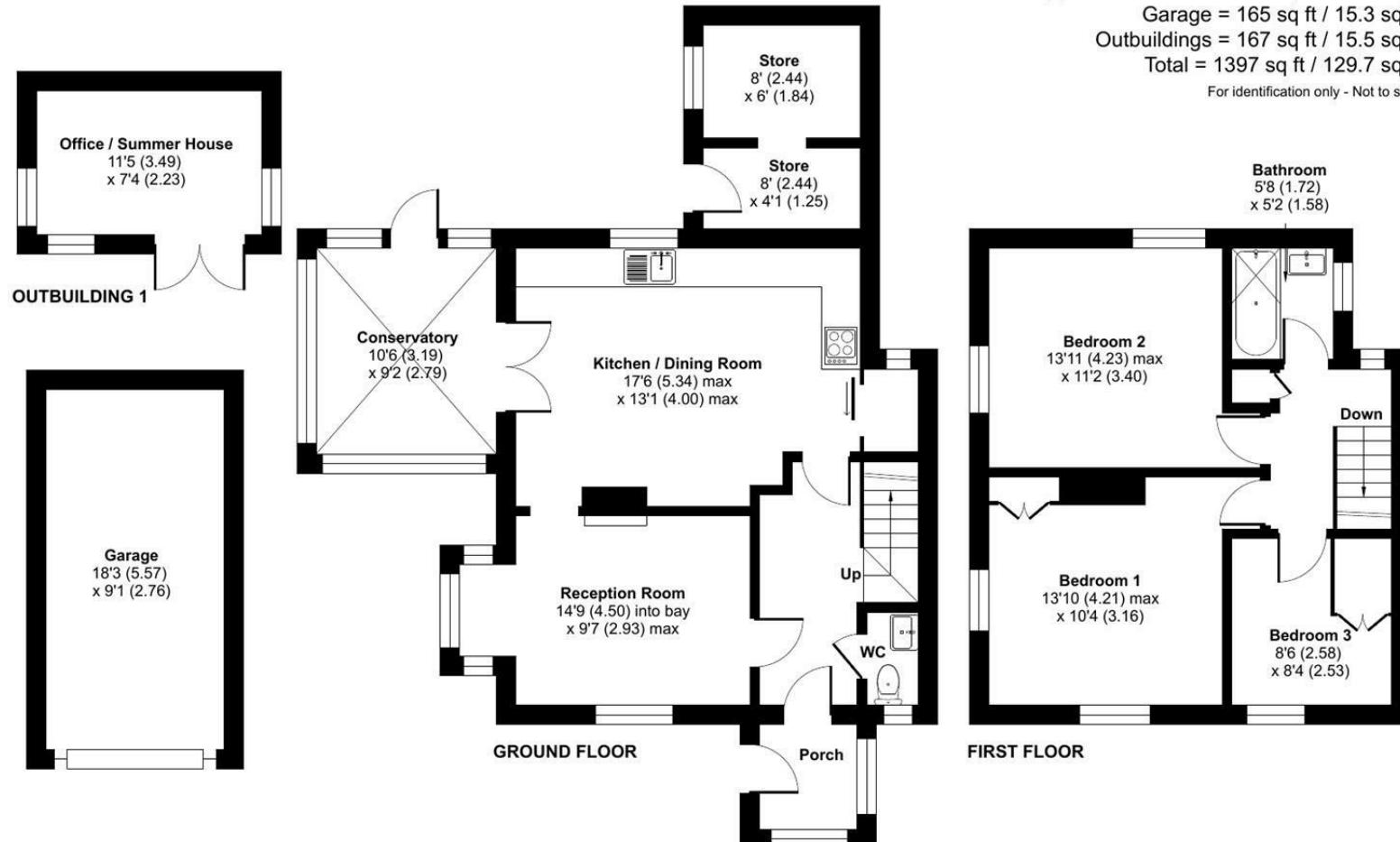
Approximate Area = 1065 sq ft / 98.9 sq m

Garage = 165 sq ft / 15.3 sq m

Outbuildings = 167 sq ft / 15.5 sq m

Total = 1397 sq ft / 129.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2026. Produced for Strakers. REF: 1396325

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For further details 01666 829292  
[malmesbury@strakers.co.uk](mailto:malmesbury@strakers.co.uk)

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