



Abbey Brewery
Market Cross | Malmesbury | Wiltshire | SN16 9AS

FINE & COUNTRY

ABBAY BREWERY

The Abbey Brewery is a superb conversion of a fantastic 18th Century building with something unique and surprising in every room, and Malmesbury Abbey on its doorstep.



The Abbey Brewery is a very special Grade 2 listed home, nestled in the heart of the historic town of Malmesbury in Wiltshire.

This unique property has been converted so cleverly and truly is the perfect blend of contemporary living and characterful features. At over 2,600 square feet, this four-bedroom property is fun and interesting, yet extremely practical and versatile, brilliantly configured and with plenty of incredible space for spending time as a family, entertaining guests and working from home, as well as stunning original features and nods to its past.

This property has been beautifully designed with a wonderful flow between the rooms, with open spaces for family and friends to gather and quieter corners to work or study. There are three large bedrooms and two bathrooms on the ground floor. On the first floor is an incredible dual-aspect reception room, bursting with character and an abundance of light, a kitchen/breakfast room, shower room and another room which could be a fantastic fourth bedroom or additional reception room or office.

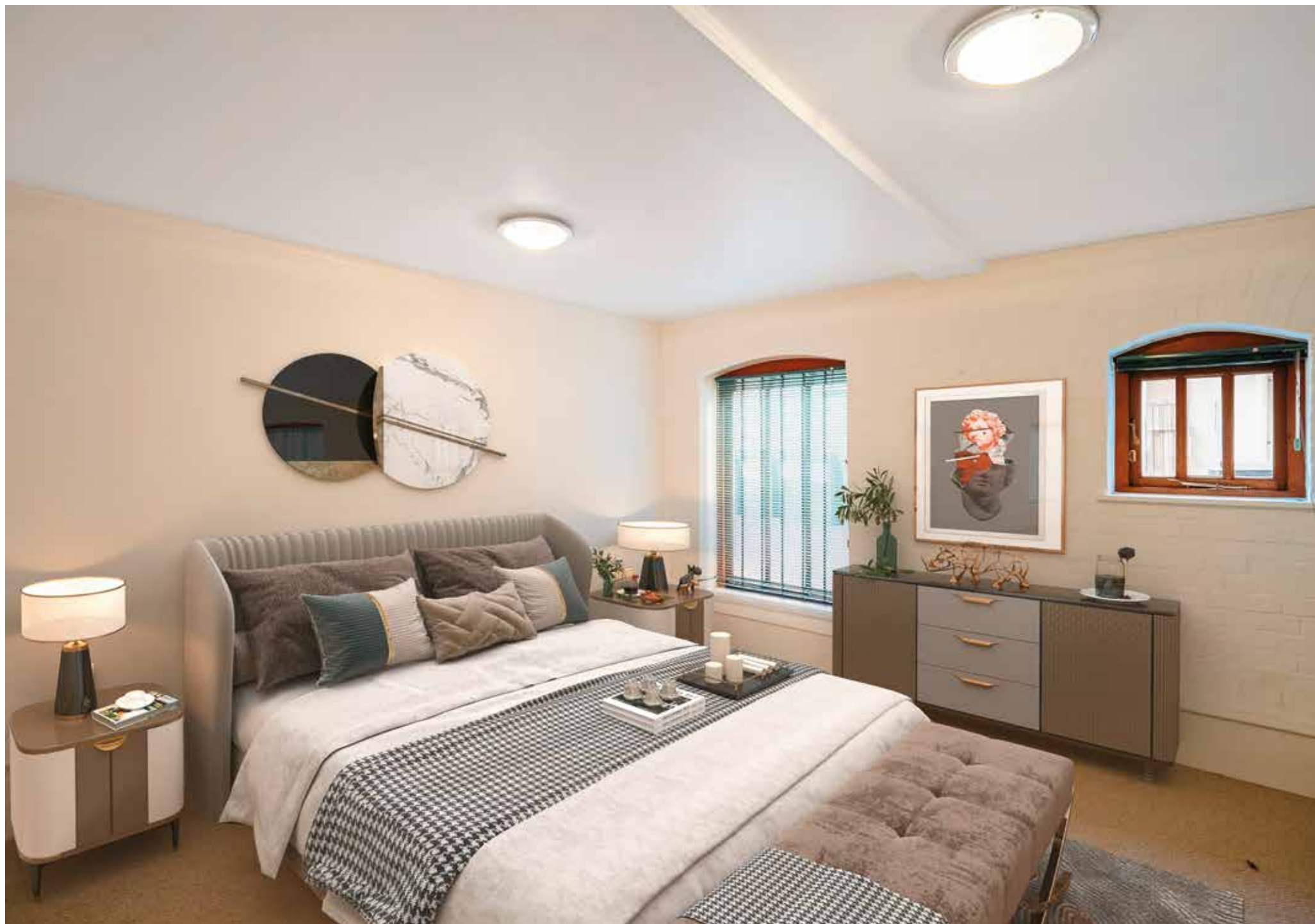
Externally, there is parking for two cars and a covered veranda to the front of the property where you have a beautiful view of Malmesbury Abbey.

This truly is a very special and tranquil family home that has been sensitively and extensively upgraded in every room to create a property that is easy to live in and enjoy but also has the wow factor.

Ground Floor

As you step through the front door, the generous entrance hall with exposed brickwork and covered well, will charm you instantly. From the entrance hall, you have access to three bedrooms, two bathrooms and a cloakroom. All of the bedrooms are generous doubles with fitted wardrobes, but the primary bedroom in particular is incredible, measuring 18'8 x 16'3 and with a wall of fitted wardrobes, and adjacent to an absolutely stunning bathroom with vaulted beamed ceiling, free-standing bath and separate shower. Both bathrooms are contemporary, spacious and immaculate.





















First Floor

At the top of the stairs, a glass wall exposes the most superb and vast reception area. The reception room is an absolute delight, flooded with light and with beautiful vaulted and beamed ceilings and stunning shutters adorning the many windows, making a wonderful feature but also affording complete privacy without the loss of light. The L-shaped reception room is undoubtedly grand, but the clever separation of the areas, including the fun bar tucked away around the corner, provides you with smaller cosy areas too, a particularly special spot being at the front, with the windows overlooking the Abbey. There is a modern shower room and a fourth double bedroom with beautifully high ceiling and exposed beams, which could also be an ideal family room, snug or office. The generous and modern kitchen / breakfast room adjacent to the dining area, is an impressive space with plenty of space for preparing meals or gathering around the breakfast bar.









Outside

To the front of the property, there is a charming covered veranda, giving you some sheltered outside space to enjoy the views of the Abbey.

Parking

There is off-road, allocated parking for two cars in front of the property.

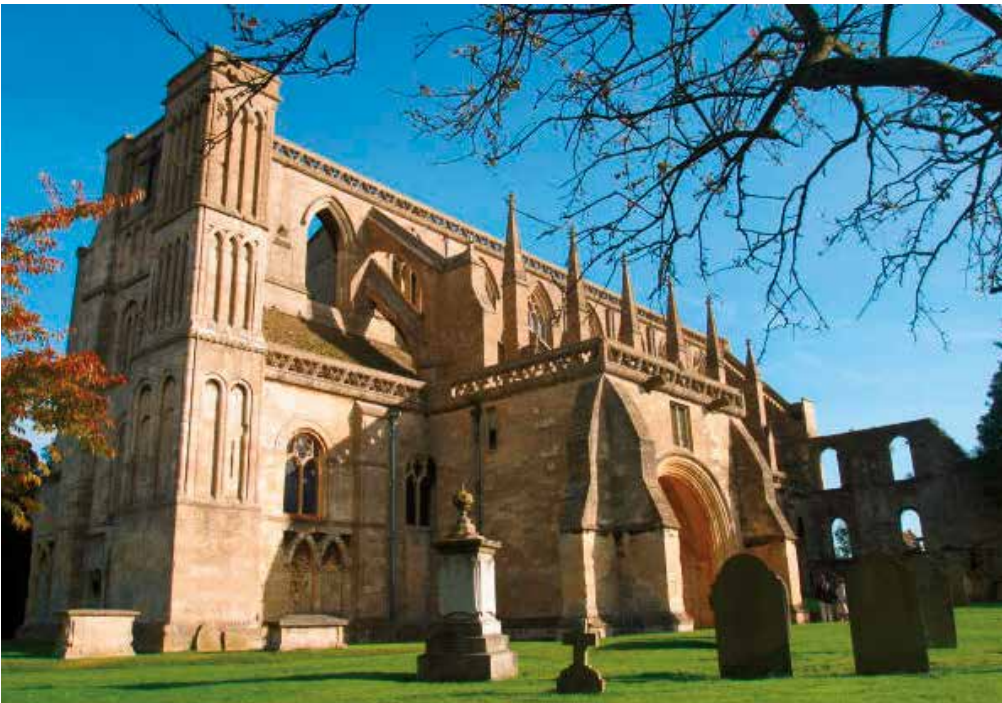


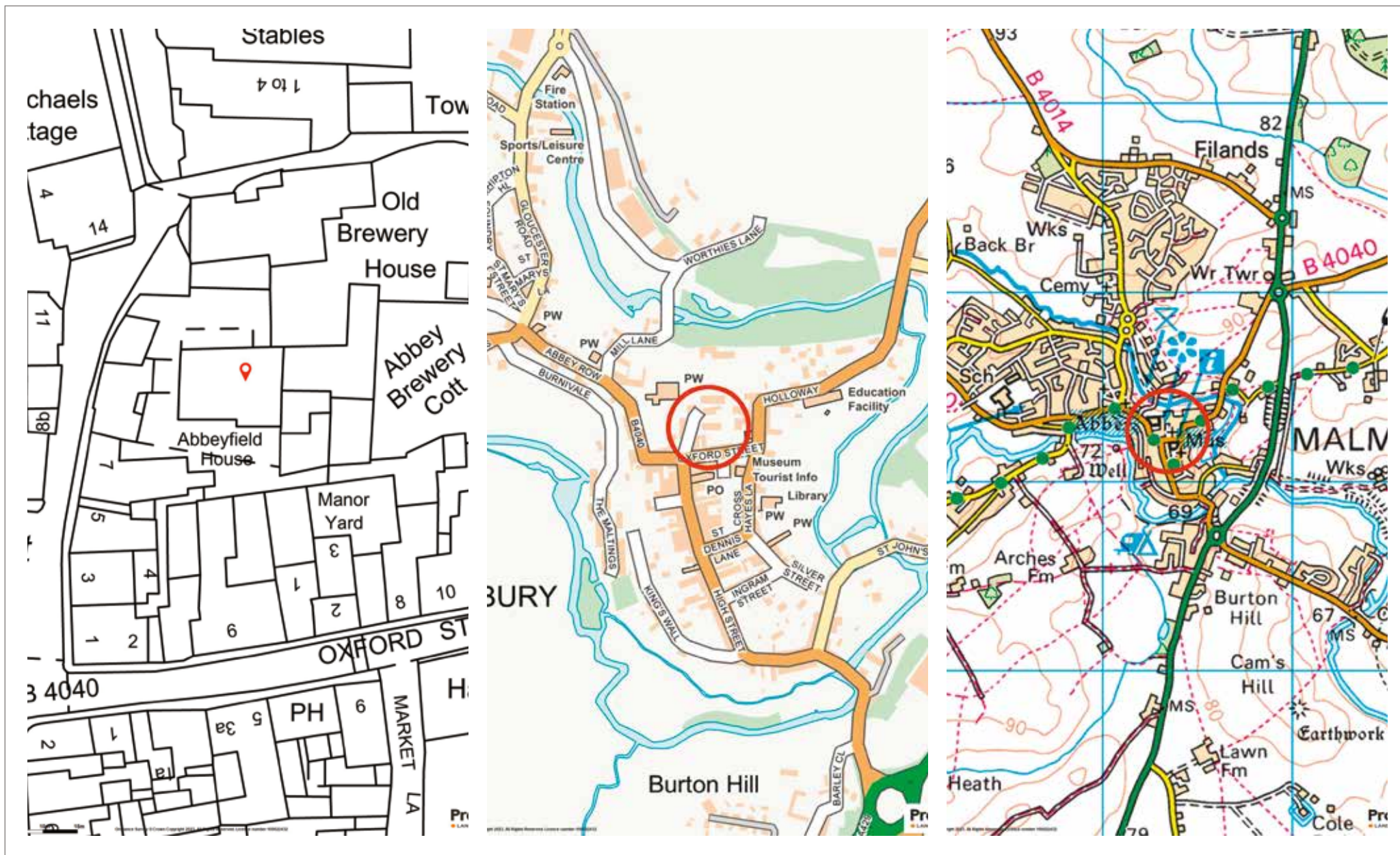
LOCATION

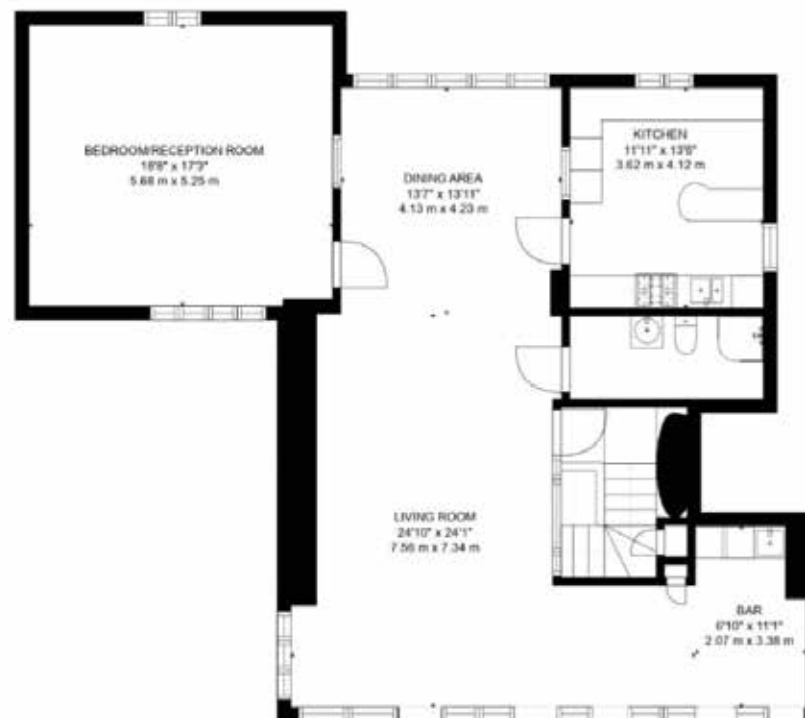
Malmesbury is a thriving market town in Wiltshire, steeped in history as it is the oldest borough in England. Amongst the medieval streets and beautiful buildings are an array of independent shops and restaurants centred around the Market Cross and the famed 12th Century Malmesbury Abbey. The Abbey Brewery has all of this just footsteps away, as well as the River Avon, which winds around the town and provides some wonderful walks and scenery.

There are some great schooling options in Malmesbury itself with two highly regarded Primary Schools and an outstanding rated Secondary School. Additionally, the Independent Westonbirt School is just 5 miles away.

Malmesbury has some wonderful places to visit close by and is also conveniently located for easy access to the M4, and Kemble Train Station is just 8 miles away.







GROSS INTERNAL AREA
 FLOOR 1: 1275 sq. ft., 118 m², FLOOR 2: 1380 sq. ft., 128 m²
 TOTAL: 2654 sq. ft., 247 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax Band: C
 Tenure: Freehold
 EPC Exempt



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 29.10.2022







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Emma is the Associate Partner for Fine & Country in Oxfordshire & the Cotswolds. She lives in the Cotswolds with her husband, children and two dogs. She is completely immersed in, and passionate about, the area she lives and works in and is perfectly placed to advise you on all aspects of moving to and within the area.

Emma has a depth of knowledge and experience from 19 years of working in the property industry as an Estate Agent in Oxfordshire and the Cotswolds. She has run highly successful businesses during changing and challenging markets, training her staff to her own exacting standards and creating a reputation as an honest and reliable professional who will guide you through the whole process and get you the best result for the circumstances.

Emma is dedicated to providing exemplary service throughout the whole buying and selling journey, offering expert and honest advice and developing long term relationships as a trusted advisor and friend to her clients.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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