

hunter  
french



6 Park Street, Charlton, Malmesbury, Wiltshire, SN16 9DF

A fantastic opportunity to acquire a Grade II listed, Cotswold stone cottage with great scope to improve and update. The cottage is accompanied by a level rear garden and fabulous countryside views across the Charlton Park Estate. Offered to the market with no onward chain.

Park Street is nestled into the heart of the quaint Wiltshire village of Charlton, just moments away from the market town of Malmesbury. This former Charlton Park Estate cottage offers a new owner the unique opportunity to breathe a fresh lease of life into its charming accommodation; complete with a generous rear garden, it offers a beautiful home surrounded by open farmland.

The property is entered via an internal lobby, which is perfect to store coats and boots, before entering into the sitting room via the obscure glazed door. This room benefits from a focal open fireplace, a window overlooking the front garden and a built in, recessed shelving unit. A door to the end of the sitting room flows into the kitchen which sits at the rear of the property. This space benefits from fitted wall and base units along two sides of the room, with space for a freestanding cooker and fridge freezer as well as space with plumbing for a washing machine. There is ample space for a dining table and the room is filled with natural light from the large window overlooking the rear garden. A door from the kitchen provides access into the rear garden. Back via the sitting room, a further door leads into an internal hall with stairs that rise to the first floor and a useful storage cupboard beneath. The first floor comprises of two bedrooms and a bathroom, all accessed from a partially galleried main landing. Both bedrooms are of a double size and are accompanied with fitted wardrobes. Completing the accommodation is the bathroom that comprises a white suite with a shower over the bath, along with an airing cupboard that houses the hot water cylinder.

Externally, there is a pretty, enclosed front garden with a gate and pathway leading to the front door, a lawn and planted border. To the rear is a great blank canvas for its new owner, with a level lawn and a concrete path leading the length of the garden. A right of access can be found to the rear of the property.

We understand mains services are connected, which include, electricity, drainage and water. Council tax band D (Wiltshire Council). The property is freehold with a slight flying freehold over the adjoining cottage.



EPC – Exempt (Grade II Listed).

The following restrictive covenant applies: The property will be occupied as one single private dwelling house.

Charlton is an attractive village in North Wiltshire, just 2.5 miles east of the market town of Malmesbury which has an excellent range of shops, cafes and restaurants. Charlton has a well-attended Parish Church and a renowned village pub, The Horse & Groom Inn. There is an excellent choice of both state and private, secondary and primary schools in Malmesbury and the surrounding area.

Communication links are very good with the M4 junction 17 some 8 miles away and Kemble Station (approx. 7 miles) has regular services to London Paddington.

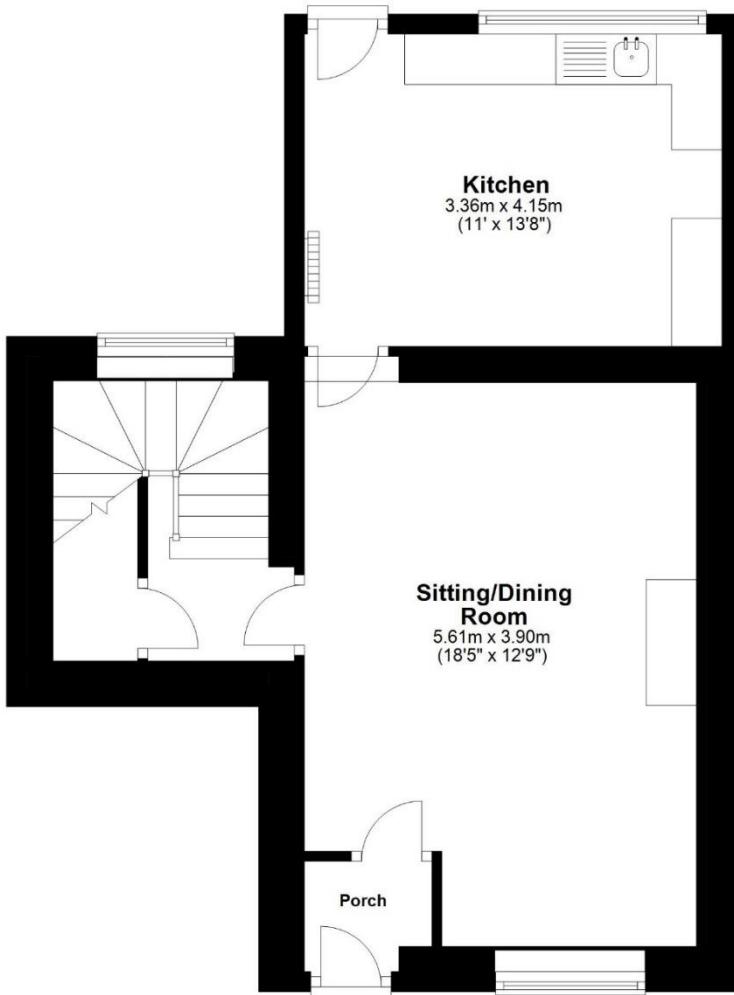


**Guide Price £325,000**



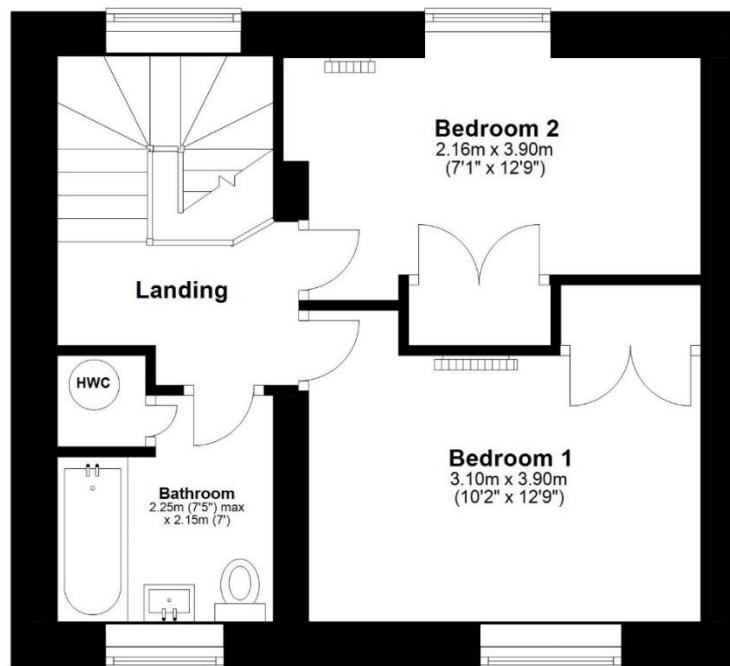
## Ground Floor

Approx. 44.4 sq. metres (478.1 sq. feet)



## First Floor

Approx. 36.6 sq. metres (393.9 sq. feet)



Total area: approx. 81.0 sq. metres (872.0 sq. feet)

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