

A two-story stone house with a green door and white windows. The house is built of light-colored stone and has a tiled roof with two dormer windows. A stone wall is in the foreground, and a hedge is on the right. The sky is blue with white clouds.

hunter
french

13 Park Street, Charlton, Wiltshire, SN16 9DF

A spacious, Grade II listed Cotswold stone cottage offering great potential, situated in the picturesque Charlton village. Offered to the market with no onward chain.

13 Park Street is nestled into the heart of the quaint Wiltshire village of Charlton, and forms part of a collection of cottages that were all formerly part of neighbouring Charlton Park Estate. This eye-catching stone cottage enjoys quirky and spacious accommodation set across three floors reaching a favourable 1920sq.ft, offering great potential for a new owner to make the space their own. There is a wealth of character and charm found around the property including exposed beams, deep window ledges, fireplaces and vaulted ceilings.

An impressive stone-arched doorway leads into the entrance hallway which is light filled owing to a matching arched framed front window. There are stairs to access the first floor, a door to the living room as well as a handy downstairs cloakroom with W.C. The living room is a fantastic space of approximately 25ft in length and enjoys a dual aspect with two windows along the front aspect, plus a partially glazed door to the rear garden. A fireplace takes centre stage to one end of the room, with a wood burner inset, and a useful storage cupboard sits beside this. A door leads into the kitchen which sits to the rear of the ground floor, and is accompanied by an adjacent utility room which is accessed via a decorative pair of Indian antique doors. The kitchen is fitted with a run of base units that are finished with a solid wooden worktop and a Belfast sink. There is space for a freestanding cooker and fridge freezer. A tiled floor runs throughout both these rooms, and from the kitchen there is a window to the rear and a half-glazed door to access the garden. Within the utility room is the central heating boiler and space and plumbing for a washing machine.

The first floor comprises two of the three bedrooms, and the principal bathroom. Both bedrooms are of double proportion and the larger of the two benefits two storage cupboards as well as a charming focal fireplace. The bathroom is fitted with a traditional white suite that includes a freestanding, roll-top bath and a Victorian style W.C with a wall hung cistern.

The entirety of the second floor is the final and largest bedroom. This is a wonderfully generous space with an impressive vaulted ceiling with exposed beams running throughout. There are two dormer windows along the front aspect that lets in a great amount of natural light, and to one end of the room a walk-in fitted wardrobe provides a great amount of storage.

Externally, the property is approached via a walled front garden that features a pathway to the front door. The remainder is very low maintenance having been laid to shingle.



At the rear is a back garden that is predominately laid to lawn, with fenced borders. A patio terrace runs along the rear of the property itself, and a side gate provides external rear access. The oil tank and a timber storage shed can be found to the far end of the garden.

We understand the property is connected to mains electricity, water and drainage. The central heating is fired by oil. The property is freehold, with a portion of the property subject to a flying freehold. Council tax band E (Wiltshire Council).

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

EPC – Exempt (Grade II Listed).

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.

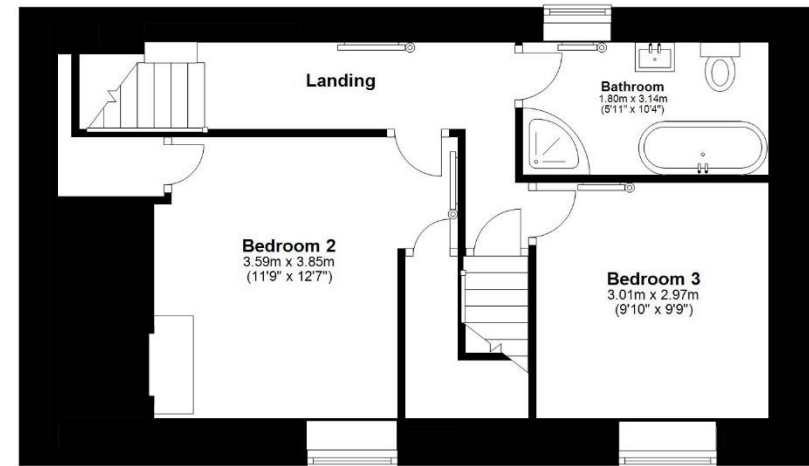


Guide Price £595,000



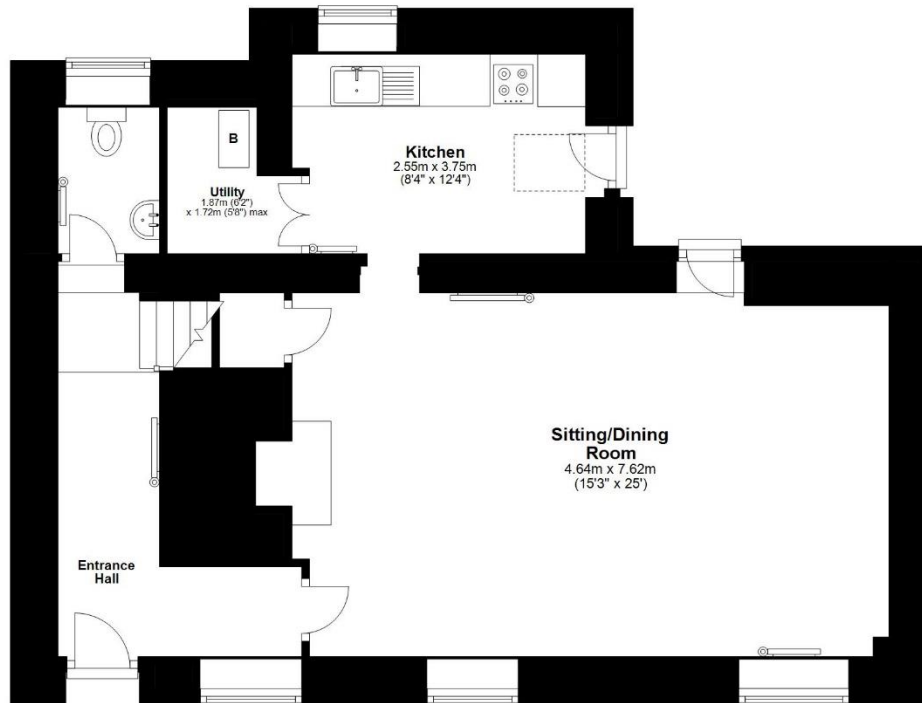
First Floor

Approx. 44.6 sq. metres (480.0 sq. feet)



Ground Floor

Approx. 85.3 sq. metres (918.1 sq. feet)



Second Floor

Approx. 48.6 sq. metres (522.7 sq. feet)



Total area: approx. 178.4 sq. metres (1920.8 sq. feet)

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