

hunter
french



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

A charming, Grade II listed Cotswold stone cottage in need of general updating throughout. The property is accompanied by a level rear garden with fabulous countryside views across the Charlton Park Estate and is 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, set within a picturesque village setting.

The ground floor accommodation is all centred around an entrance hallway which also benefits a store cupboard and stairs that rise to the first floor. The sitting room is found to the left-hand side of the hall, at the front of the property with a window overlooking the walled front garden and an attractive exposed stone fireplace. Across the rear of the cottage is the kitchen and an adjacent utility space; both featuring fitted units and windows to the garden. A back door opens into a rear lobby and then flows through glazed double doors into the garden. Completing the ground floor is the bathroom, which comprises a white suite with a bath, W.C and wash basin.

Rising up to the stairs is a landing with access to three bedrooms, all of a double size. The main bedroom enjoys views across the rear garden and fields beyond, whilst the further two bedrooms are situated to the front of the home.

Externally, the front garden is bordered by a Cotswold stone wall with a paved, gated pathway to the front door. At the rear is a generously sized garden which is a great blank canvas for its new owner. To the far end enjoys an outlook across the neighbouring farmland.

We understand mains services are connected, which include, electricity, drainage and water. The central heating is fired by oil. Council tax band D (Wiltshire Council). The property is freehold with flying freehold linked to the adjoining cottage (No.8 Park Street).



EPC – Exempt (Grade II Listed).

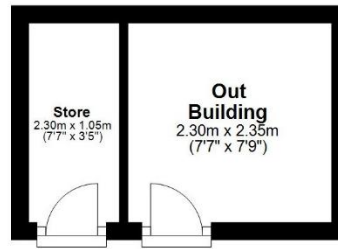
The following restrictive covenant applies: The property will be occupied as one single private dwelling house.

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 £399,000





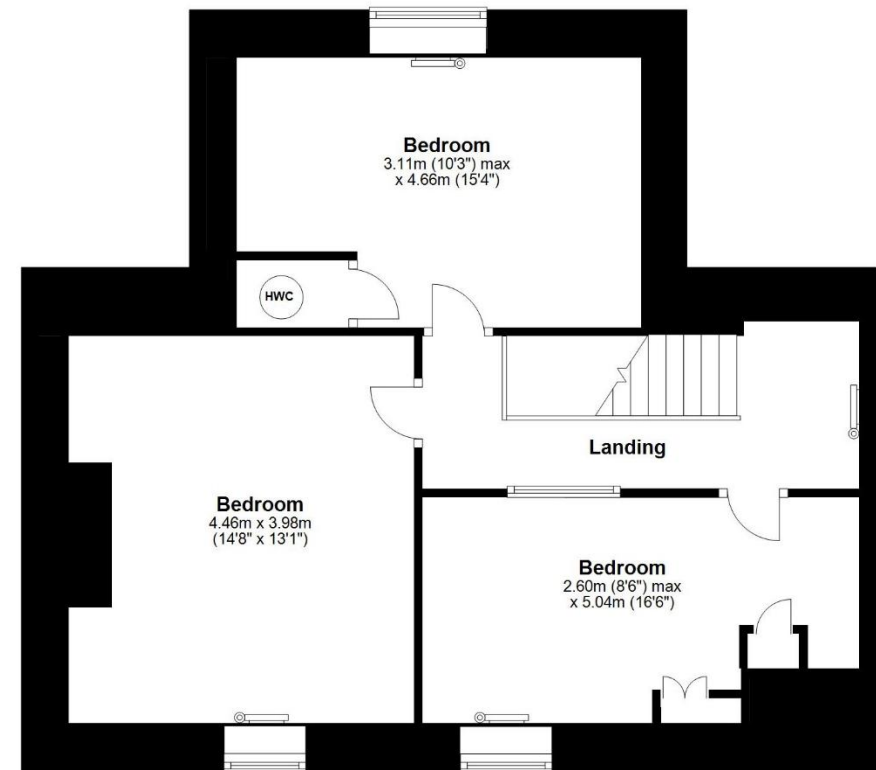
Ground Floor

Main area: approx. 59.7 sq. metres (642.5 sq. feet)
Plus outbuildings, approx. 8.0 sq. metres (86.6 sq. feet)



First Floor

Approx. 56.4 sq. metres (606.9 sq. feet)



Main area: Approx. 116.1 sq. metres (1249.4 sq. feet)
Plus outbuildings, approx. 8.0 sq. metres (86.6 sq. feet)

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