

hunter
french



10 Park Street, Charlton, Wiltshire, SN16 9DF

This two bedroom Grade II Listed detached cottage is situated in the village of Charlton. Benefitting from a generous garden and vast potential to update throughout. 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.

The property is divided over two floors with an access in via the front door, to the right is the main living space with a tiled fireplace, and subject to the relevant inspections, could very much be re-instated. The sitting room flows into the kitchen / dining area. The kitchen is in a practical layout with wall and base units. There is space for the usual appliances such as a freestanding cooker and gas hob and also space for a washing machine a Rayburn cooker is situated in the kitchen which also fires the central heating and hot water. There is a door that leads back to the garden area.

Continuing up to the first floor, there are two bedrooms. Bedroom one is a generous double size, with ample integrated storage along one side of the wall and further space for storage along with a window to the front of the property. This room boasts vaulted ceilings creating a fantastic sense of space. Bedroom two is a single room that enjoys a view of the rear garden. The main bathroom completes the first floor, this consists of a bath, toilet and wash basin.

Externally there is a generous garden to the rear. This is mainly laid to lawn with mature shrub borders with a flag stone patio initially from the cottage. The garden is bounded by a low level Cotswold stone wall. There is also a good sized timber outbuilding allowing further storage. There is a wall to the front of the property with a footpath to the road with beds either side of the footpath with mature shrubs to create some privacy from the road.

We are informed the property is connected to mains services such as: Water, drainage and electricity. The heating is Oil fired. Council Tax band E (Wiltshire County Council). The property is freehold.



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.

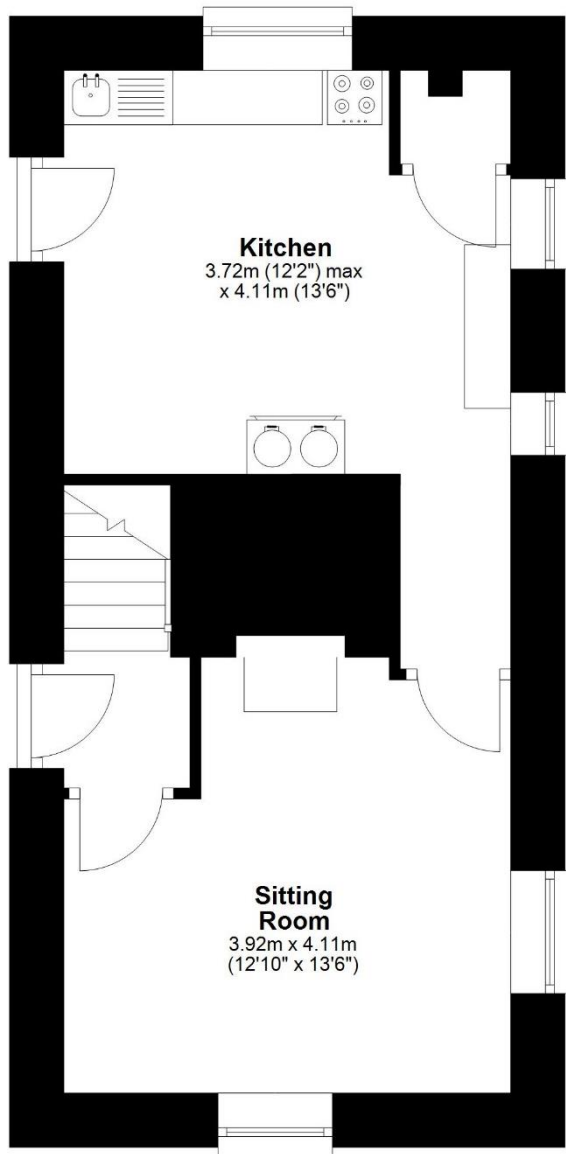


Guide Price £325,000



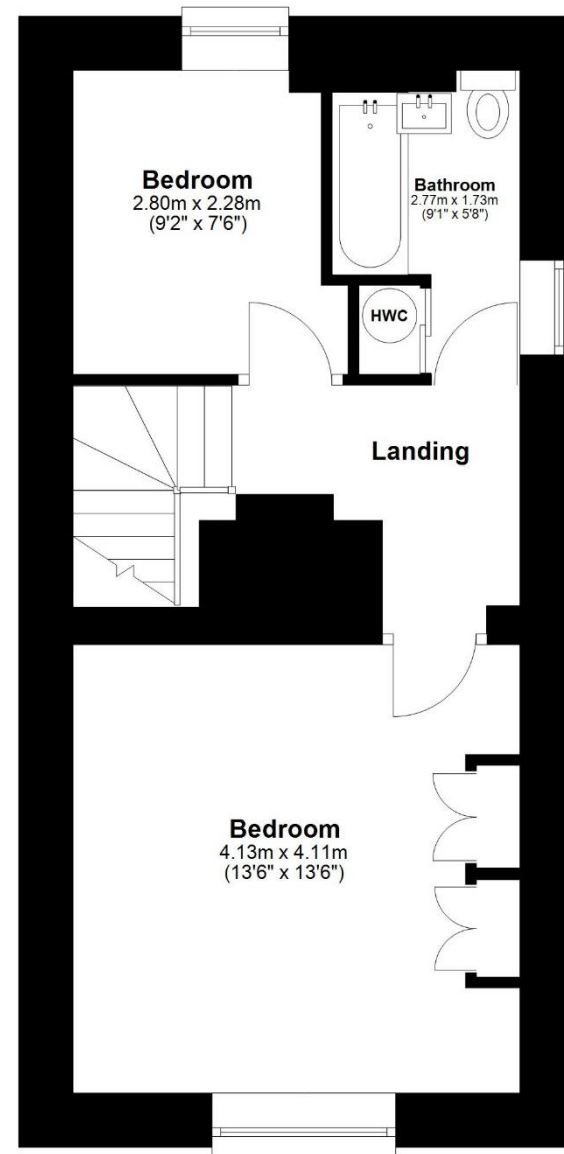
Ground Floor

Approx. 39.1 sq. metres (421.0 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.4 sq. feet)



Total area: approx. 77.8 sq. metres (837.4 sq. feet)