

Latham Cottage, 39 Horsefair, Malmesbury, Wiltshire, SN16 0AP

Grade II Listed cottage
Well-maintained and presented throughout
2 bedrooms
Living room and dining room
Modern kitchen and bathroom
Surprisingly generous rear garden
Walking distance to town centre



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £325,000

Approximately 691 sq.ft.

‘Situated within the historic Horsefair of Malmesbury, a charming Grade II listed traditional cottage with a generous rear garden’

The Property

Latham Cottage is a traditional stone cottage situated within the picturesque and historic Horsefair of Malmesbury. Dating back to the late 18th Century and Grade II listed, the cottage offers characterful accommodation which has been superbly well-maintained by the current owners with the additional benefit of secondary glazing. Arranged over two floors, the accommodation extends to around 690 sq.ft. boasting period features like exposed beams. The ground floor layout is configured as open plan flowing from room to room comprising a living room with large inglenook fireplace and wood-burner, a dining room and rear modern fitted kitchen accessing the garden. On the first floor there are two bedrooms, a landing with fitted storage and a bathroom. The good-sized rear garden has been landscaped for easy low

maintenance with a patio terrace, artificial lawn and path leading to a further sunny seating terrace. On street parking is available within the local vicinity.

Situation

The property is located in a quiet side street in the very heart of Malmesbury within a minutes walk of its bustling High Street. Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. Today, the High Street has numerous independent shops, pubs and restaurants including a new Aldi, Waitrose store and a regular weekly Farmer's market whilst the town has excellent choice of both primary



and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).

Tenure & Services

We understand the property is Freehold with mains gas central heating, mains drainage, water and electricity.

Directions

From the centre of Malmesbury, follow Gloucester Street into Abbey Row then at the end of the road at The Triangle turn right. Immediately turn left after The

Three Cups Inn into St Marys Street and locate the property in the far right hand corner upon entering Horsefair.

Sat Nav SN16 0AP.

What3words ///geek.contexts.call

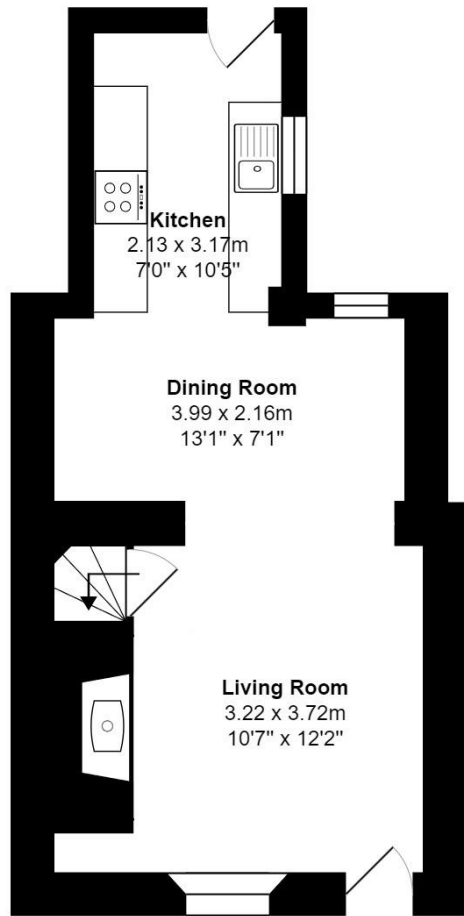
Local Authority

Wiltshire Council

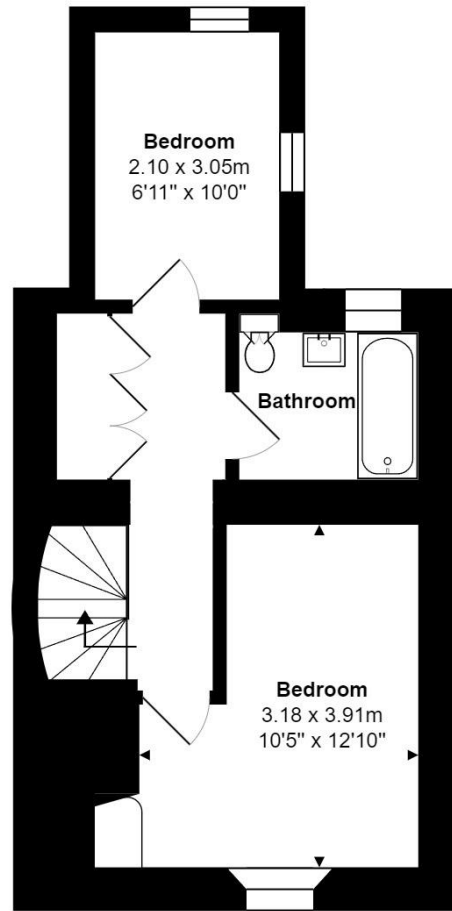
Council Tax Band

C





Ground Floor



First Floor

Total Area: 64.2 m² ... 691 ft²

All measurements are approximate and for display purposes only



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