



BLOUNT  
MASLIN  
01666 823773  
For Sale

HANSFIELD  
TERRACE 1888

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17

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17 St. Marys Street, Malmesbury, Wiltshire, SN16 0BJ



Victorian townhouse  
Extended, well-presented accommodation  
3 double bedrooms  
Bespoke fitted kitchen with underfloor heating  
2 reception rooms  
Low maintenance courtyard garden  
Private off-road parking  
Picturesque street close to the town centre  
Views over the church opposite



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £465,000**

Approximately 1,116 sq.ft

**‘An elegant Victorian townhouse with the rare advantage of private parking’**



### The Property

This mid-terraced Victorian townhouse is situated just off from Malmesbury town centre down a quiet, historic street with a delightful outlook overlooking the church opposite. The property was built in 1899 with period features typical of the era and has been greatly improved by the present owners, most recently with an excellent rear extension. The beautifully presented accommodation is arranged across three floors, extending in all to over 1,100 sq.ft.

The ground floor includes an elegant front living room with fitted units surrounding an open fireplace. The dining room also features a fireplace and is open plan to the brand new and enlarged kitchen. The bespoke fitted kitchen has an integrated dishwasher, fridge/freezer, oven, hob and benefits from underfloor heating. On the first floor there is a double bedroom and a bathroom with shower over bath. Stairs up from the landing lead to

the top floor with two further double bedrooms.

Double doors from the kitchen open to the enclosed courtyard garden which has been laid to patio for easy maintenance. A rear gate opens to the private parking area where there is parking space for one car, a true rarity for a town centre property. Completing the property there is an external boiler room which houses plumbing for a washing machine too.

### Situation

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 store, and

CO-OP and Waitrose stores, 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).

### Additional Information

The property is Freehold with mains gas fired central heating, mains drainage, water and electricity. The property is located within a conservation area. Superfast broadband is available and there is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band C.

### 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. Locate the property on the right hand side opposite the church.

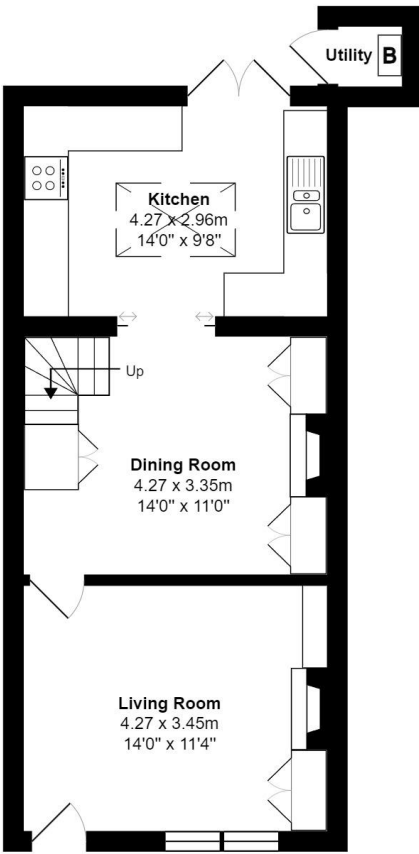
Postcode SN16 0BJ

What3words: ///shell.furniture.outwards







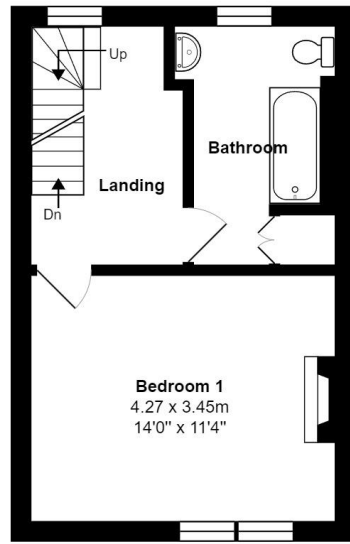


Ground Floor

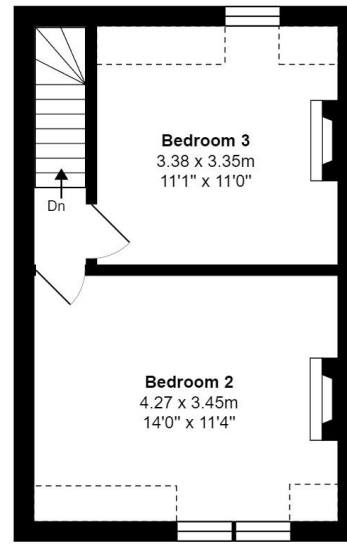


Total Area: 103.7 m<sup>2</sup> ... 1116 ft<sup>2</sup>

All measurements are approximate and for display purposes only



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	33	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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