



JAMES PYLE & CO.

106 Gloucester Road, Malmesbury, Wiltshire, SN16 0AL

Grade II Listed house
 Filled with character throughout
 Extended kitchen/dining room with ample
 natural light
 Living room with wood-burner
 3 double bedrooms, 2 bathrooms
 Lovely private south-west garden
 Centre of town location
 No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
 James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Guide Price: £395,000

Approximately 1,145 sq.ft

‘Available with no onward chain, this centrally
 located Grade II listed townhouse has an
 abundance of charm throughout coupled with a
 lovely private garden’



The Property

106 Gloucester Road is a splendid Grade II Listed house with an abundance of charm and character around every corner. Over the last 18 years of residency, the present owners have made various upgrades to the property including a rear extension creating a lovely open plan kitchen. The accommodations spans over three floors extending in all to 1,145 sq.ft. The house is believed to date back to 1801 and was formerly a shop.

The ground floor opens to an internal porch leading to the living room. The living room has excellent ceiling height and features a cosy wood-burning stove which has a rotating mechanism allowing it to be enjoyed as an open fire too. The dining room is now open plan to the kitchen which is filled with natural light through a glazed roof and bi-fold doors. The kitchen is well-fitted with a breakfast bar peninsula and the charming original well has been retained sealed with a glass top.

Adjoining the kitchen there is a large larder. On the first floor, there are two double bedrooms and a bathroom fitted with a Japanese style bath with a rainfall showerhead above. The top floor offers a third double bedroom plus an en-suite wet room.

A delightful south-westerly garden accompanies the house positioned at the rear and accessed by steps up. The garden has a great degree of privacy and is larger than expected. An enchanting arched walkway of apple and pear trees leads to the top patio terrace beside a vegetable garden. A useful passageway shared with the neighbour is located to the side of the house and provides access to the garden as well as a bin storage area. There are plenty of on street parking options in the local vicinity as well as public car parks.

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, 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).

Additional Information

The property is Freehold subject to a flying freehold, with mains gas central heating, mains drainage, water and electricity. The

property is Grade II Listed and located within a conservation area. Superfast broadband is available and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Wiltshire Council Tax Band D.

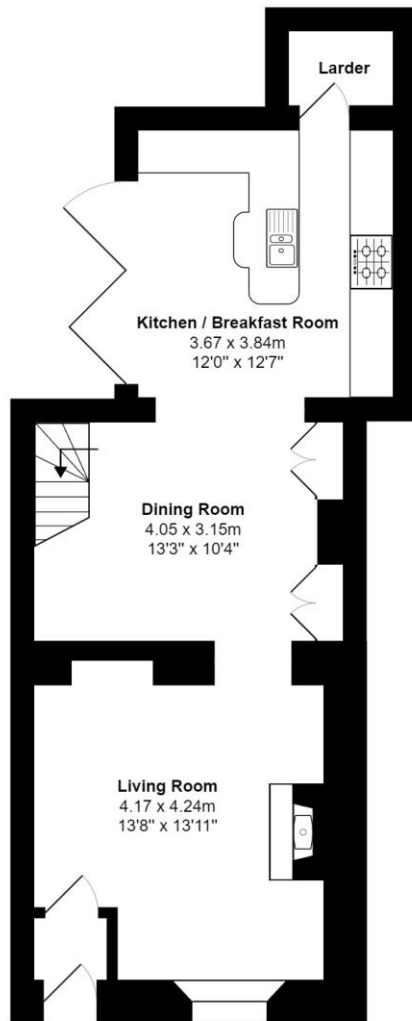
Directions

From the High Street, head north and take the left hand turn onto Gloucester Street and follow the bends around onto Abbey Row. Turn right at The Triangle passing the Three Cups Inn and locate the property shortly after on the left hand side.

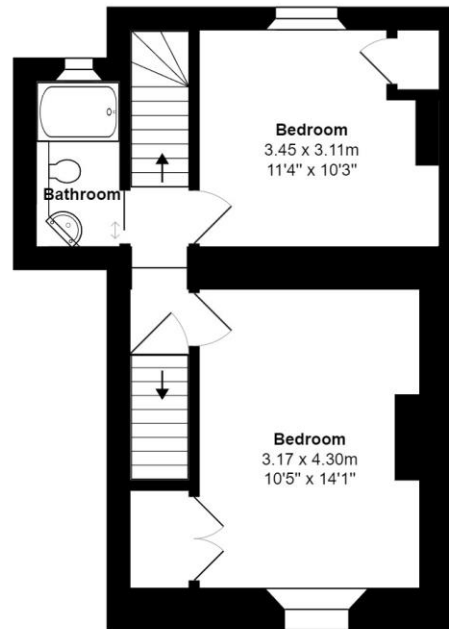
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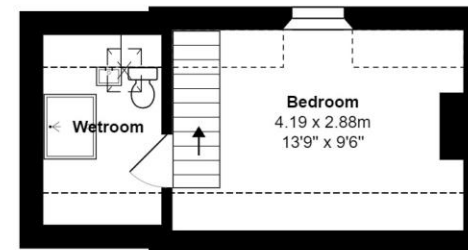




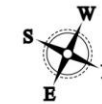
Ground Floor



First Floor



Second Floor



Total Area: 106.3 m² ... 1145 ft²

All measurements are approximate and for display purposes only



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