



11 Burnham Road, Malmesbury, Wiltshire, SN16 0BQ



Semi-detached Victorian house  
 Upgraded and extended accommodation  
 3 double bedrooms  
 2 reception rooms  
 Kitchen/breakfast room  
 Bathroom and en-suite  
 Front and rear gardens  
 Convenient position close to the town centre



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Guide Price: £660,000**

Approximately 1,538 sq.ft

‘Situated within a popular residential road close to the town centre, this semi-detached Victorian house has been upgraded and extended creating a deceptively large 3 bedroom home’



### The Property

This semi-detached Victorian townhouse is situated within a popular residential road, conveniently just a 10-minute level walk from the High Street and local primary and secondary schools. The property dates back to 1857 and has been the subject of a thorough refurbishment during the current ownership, including a remodel of the ground floor, a rear extension, complete electrical re-wire and the installation of a modern kitchen, bathrooms and a mains gas central heating system.

The property is deceptively spacious offering over 1,500 sq.ft of accommodation spanning three floors. The accommodation features much charm typical to the Victorian era, including high ceilings, an ornamental fireplace and large windows. An entrance hall to one side leads to two reception rooms which have been reconfigured as open plan, comprising a front living room and a dining room with a cosy wood-burning stove. The kitchen/breakfast room has double doors

leading out to the garden and is generously equipped with a range of units incorporating a fridge/freezer, separate fridge, larder cupboard, dishwasher, double oven and glass electric hob. Off the kitchen there is a useful utility room with plumbing for a washing machine, rear access and a separate WC. On the first floor, there are two double bedrooms, a versatile study/occasional single bedroom, and a large family bathroom which has been fitted with both a shower and bath. The magnificent principal bedroom suite occupies the entire top floor with the excellent addition of an en-suite shower room.

The property has both front and rear gardens. The front aspect is screened by a mature hedge and original metal railings for privacy and provides side access directly into the rear garden for convenience. The rear garden reaches approximately 25m in length and is laid mostly to lawn with a wraparound patio. On street parking is easily available on Burnham Road plus there is a public car park just a short distance away which offers permit

parking.

### 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 with mains gas 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 website, please check the website for more information. Wiltshire Council Tax Band C.

### Directions

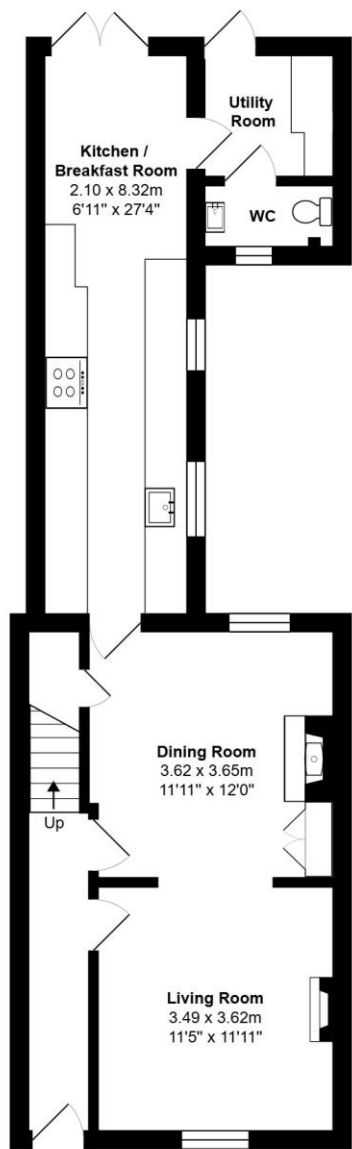
From the centre of Malmesbury, follow Gloucester Road passing the abbey onto Abbey Row. At the triangle, turn right then left onto St Marys Street. Continue to follow the street straight across Horsefair and onto Burnham Road. Locate number 11 halfway down on the right-hand side.

Postcode SN16 0BQ  
 What3words: ///locate.effort.witless

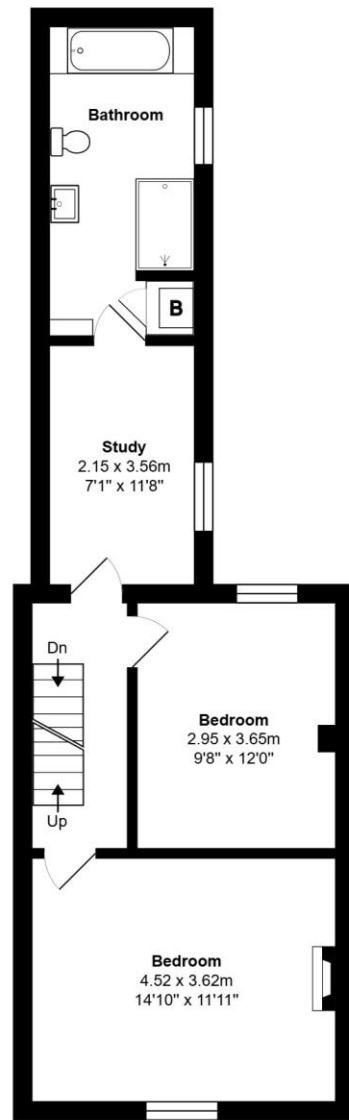




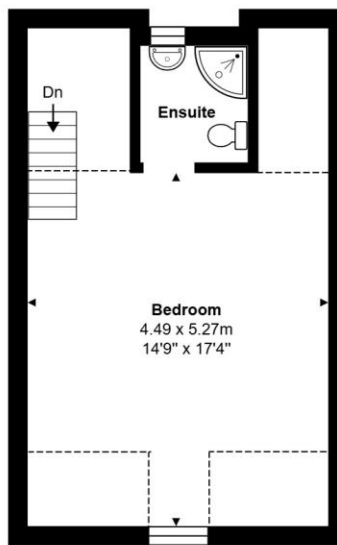




**Ground Floor**



**First Floor**



**Second Floor**

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-10 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 142.9 m<sup>2</sup> ... 1538 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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