

6-8 Cross Hayes Lane, Malmesbury, Wiltshire, SN16 9BD

Impressive Grade II listed townhouse
Beautifully presented, renovated interior
4 large double bedrooms
3 bathrooms
Light and bright kitchen/dining room
Spacious living room
Oak-framed garden room
Large 120ft garden



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £1,050,000

Approximately 2,891 sq.ft

‘Boasting a 120ft garden, this exceptional Grade II listed townhouse has been superbly renovated and offers around 2,890 sq.ft. of generous accommodation’



The Property

6-8 Cross Hayes is an exceptional period townhouse, situated in the very heart of the historic market town of Malmesbury and therefore close to its charming High Street and many amenities. The property offers beautifully appointed character accommodation which has been meticulously renovated in recent years which spans three floors extending to around 2,890 sq.ft. Constructed in the late 17th Century as originally two houses, the property is coupled with a superb large garden backing onto the wooded Avon valley below.

The property enters into a light and bright fashionable large kitchen/dining room which boasts underfloor heating. The stylish kitchen features an island unit. Continuing the ground floor there is a generous living room with oak flooring, a large inglenook

fireplace and charming window seat, connecting to a stunning glazed oak-framed garden room complete with wood-burning stove. A downstairs WC is located off the side lobby. Upstairs and on the first floor, there are three spacious double bedrooms, a bathroom and a shower room. The magnificent top floor is devoted entirely to the principal bedroom suite which is a particular feature of the property spanning some 45ft in length comprising a bedroom with views over the valley, a dressing area, study and an en-suite bathroom.

Reaching some 120ft, the garden has a great degree of privacy and is filled with mature shrubs and extensive lawns. A patio terraces wraps the back of the house connecting to the garden room through bi-folds. There is a further seating terrace at the foot of the garden beside a shed. There are plenty of on-street parking and car park options within the town.

Situation

Malmesbury, voted 'Best Place to Live in the South West' by the Sunday Times in 2026, is an ancient hilltop town nestled on the southern edge of The Cotswolds. This historic market town, reputed to be the oldest borough in England, boasts a vibrant High Street with numerous independent shops, pubs, and restaurants. Residents benefit from a new Aldi, a Waitrose store, and a regular weekly Farmer's market. The town offers an excellent choice of both primary and secondary schools, along with good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to major employment centres in Bristol and Swindon, as well as to London and the West Country. Mainline rail services are accessible from Chippenham and Kemble, offering connections to London Paddington in approximately 75 minutes.

Additional Information

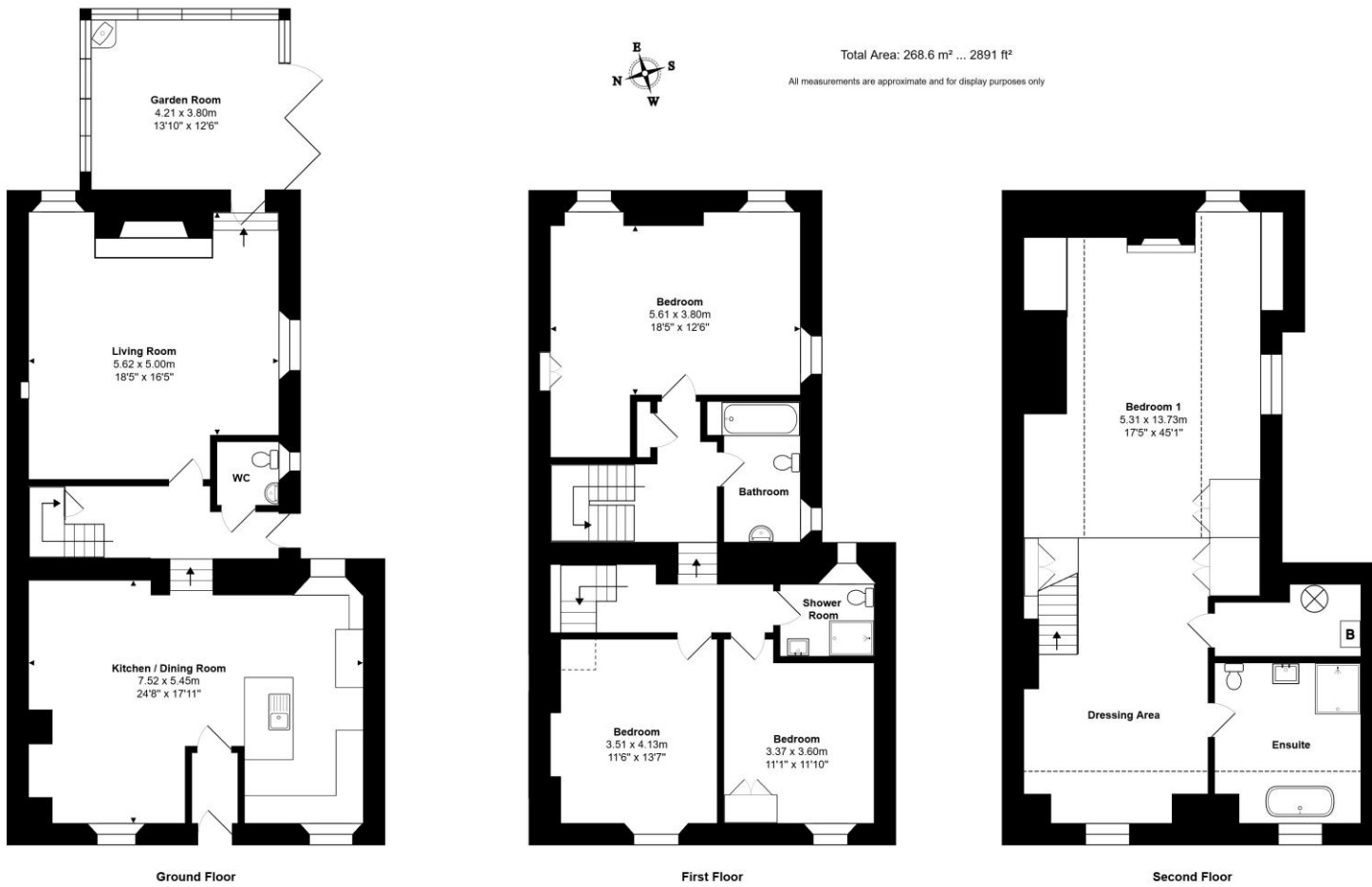
The property is Freehold with mains gas, drainage, water and electricity. The property is Grade II Listed and located within a conservation area. Superfast broadband is available and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website,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

Directions

The property is located in the centre of Malmesbury by the junction of Oxford Street and Cross Hayes Lane opposite the Monk in Meditation sculpture.

Postcode SN16 9BD
What3words: ///annotated.chugging.risking





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| 1-20 G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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