



**1, Twatley Cottages, Sherston Road, Malmesbury, Wiltshire, SN16 0QX**

Semi-detached extended cottage  
Tastefully presented upgraded interior  
Open plan kitchen/dining/living room  
Light-filled accommodation with excellent rural views  
2 double bedrooms  
Underfloor heating across the ground floor  
Large 100ft garden  
Private parking and garage  
Converted home office/guest suite  
1 mile from the High Street



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Guide Price: £525,000**

Approximately 1,406 sq.ft including garage and home office



‘Tastefully decorated and recently upgraded, this semi-detached extended cottage has a wonderful 100ft garden and enjoys superb countryside views’

## The Property

1 Twatley Cottages offers an idyllic rural retreat on the edge of Malmesbury, just over a mile from the High Street, boasting far-reaching panoramic views across the Wiltshire countryside. This extended period cottage, dating back to the early 20th Century and believed to have been the chauffeur's house of the neighbouring Whatley Manor, has been significantly improved. Featuring new windows, doors, and carpets, it presents a tastefully neutral and bright home with excellent ceiling heights.

The internal accommodation, spanning around 1,051 sq.ft., benefits from underfloor heating throughout the ground floor. An inviting entrance hall leads to a reconfigured open-plan arrangement comprising a kitchen, dining room, and living room. Double patio doors create a seamless connection to the garden, offering a lovely outlook. The kitchen is well-appointed with a new Bosch oven and microwave, Smeg dishwasher, and a Franke

tap, while the living room features a fireplace ready for a woodburner. A useful utility room with rear access and ample storage, alongside a downstairs WC, completes the ground floor. Upstairs, two comfortable double bedrooms each provide generous built-in storage and feature charming fireplaces. The bathroom has been newly upgraded into a stylish shower room.

Externally, a single garage with power connected provides secure storage. At the rear of the garage, a thoughtful conversion has created a superb home office/guest suite, complete with an adjoining shower room. Services are already in place for a kitchenette, offering excellent scope for ancillary accommodation if desired.

A gravelled driveway to the side of the cottage offers ample off-street parking for multiple vehicles, leading to the garage through double gates for added security. A front garden with mature hedging provides privacy from the road. The private rear garden extends to

approximately 100ft in length and is predominantly laid to lawn.

## 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 LPG fired central heating, shared private drainage, mains water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. Ultrafast broadband is available and there is good mobile phone coverage. There is fibre to the property. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band D.

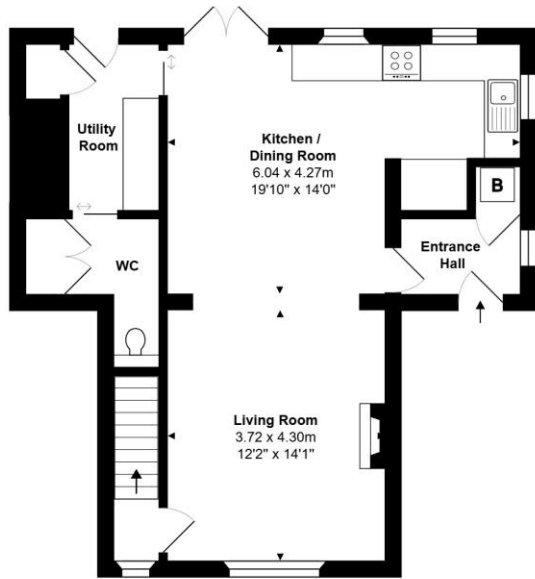
## Directions

From Malmesbury, follow the B4040 towards Sherston. Leave the town and locate the cottage as the first on the right hand side.

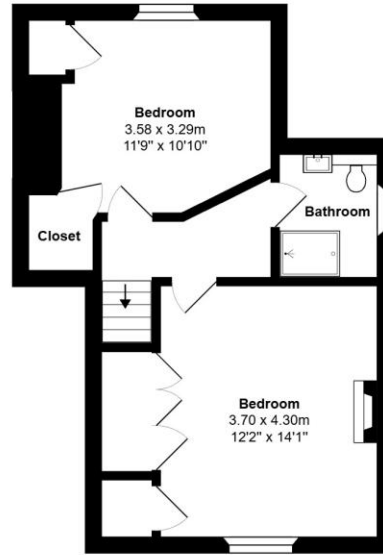
Postcode SN16 0QX

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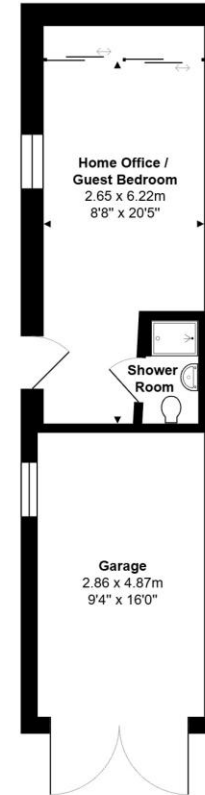




Ground Floor



First Floor



House Area: 97.7 m.sq. ... 1051 sq.ft.

Total Area: 130.6 m<sup>2</sup> ... 1406 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			68
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		36	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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