



JAMES PYLE & Co



32 Cross Hayes, Malmesbury, Wiltshire, SN16 9BG

Exceptional Grade II Georgian townhouse
Extensive accommodation with garaging
Magnificent period features mixed with
contemporary upgrades
5 bedrooms, 3 bathrooms
4 reception rooms
Kitchen/breakfast room
Impressive 18th Century staircase
Cellar and private parking
South-facing gardens



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price £1,250,000

Approximately 4,496 sq.ft excluding cellar and garage



‘This exceptional Georgian townhouse is a truly exemplary most impressive property complete with private parking and a large southerly garden’

The Property

This exemplary Georgian townhouse commands a prime position in the very heart of the town of Malmesbury overlooking the former market square with a whole host of amenities available on the doorstep. Grade II listed and dating back to the 18th Century, the property showcases magnificent original features throughout, coupled with a clever mix of contemporary upgrades. A particularly impressive feature is the 18th Century staircase which ascends the entire three-storeys of accommodation which extends in all to around 4,500 sq.ft. plus and impressive cellar and private off-street parking for up to 3 cars within a large garage to the rear.

The ground floor includes two front reception rooms whilst the principal accommodation is arranged at the rear where there is an exceptional, spacious and light sitting room with vaulted ceiling, a snug and a large kitchen/breakfast room which are all linked via a glazed atrium. All four reception rooms boast fireplaces. The kitchen has been thoughtfully

designed with a range of units configured incorporating the original inglenook, all finished with Caesarstone worktops. There is a downstairs WC and utility room completing the ground floor. Across the first and second floors, there are five good-sized bedrooms, two bathrooms, a separate WC and an en-suite bathroom to the principal bedroom suite. The extensive cellar provides invaluable storage and is evidence of the property's intriguing brewery history. The large garage, accessed off Silver Street, has an internal access up to the garden and rear of the property.

The sizable gardens lie to the south, divided into two walled gardens. The main area adjoins the rear atrium and living room patio doors with a flagstone sun terrace leading to a lawn framed by vibrant borders. A 'secret garden' is hidden at the far end behind a wall which is laid mostly to gravel and surrounded by fruit trees.

Situation

Malmesbury, voted 'Best Place to Live in the

South West' by the Sunday Times in 2026, 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, and there is 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, drainage, water and electricity. The property is Grade II Listed and located within a conservation

area. Ultrafast 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 G.

Directions

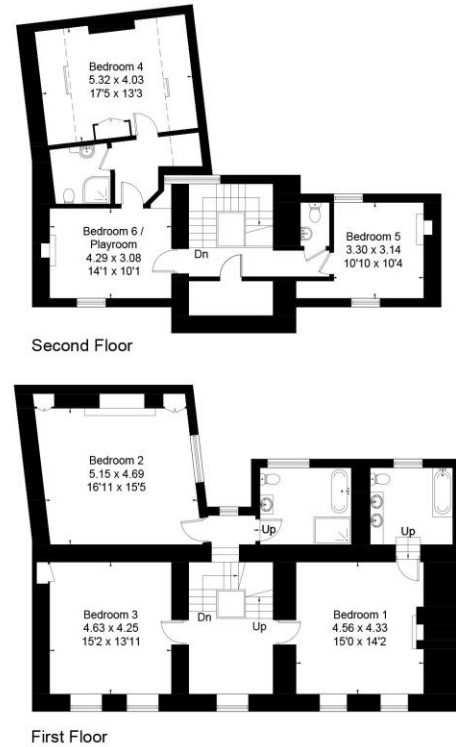
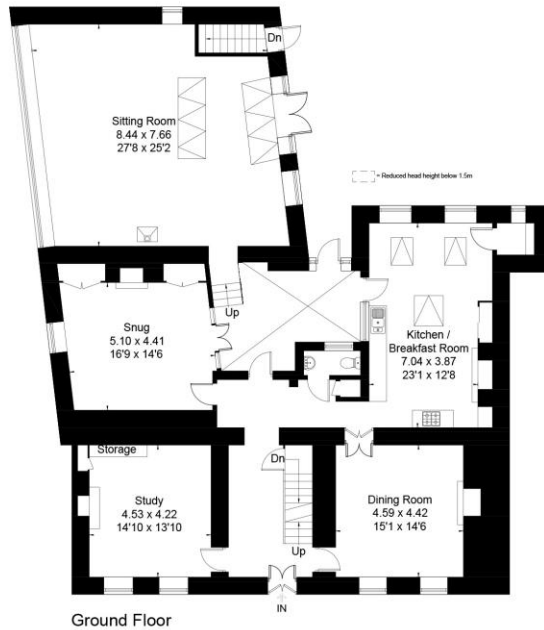
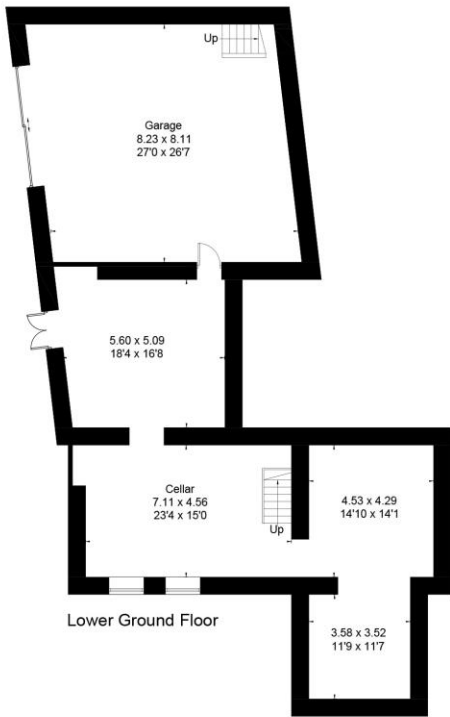
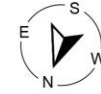
The property is located in the very heart of Malmesbury sitting opposite the main Cross Hayes car park.

Postcode SN16 9BG

What3words: ///enlighten.mobile.nursery



Approximate Floor Area = 417.7 sq m / 4496 sq ft
 Garage = 72.4 sq m / 779 sq ft
 Cellar = 104.4 sq m / 1124 sq ft
 Total = 594.5 sq m / 6399 sq ft



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