

# BLOUNT & MASLIN

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## Abbey Brewery Cottage, Malmesbury

Price Guide £400,000

Charming Grade II Listed stone cottage with the benefit of private parking – central Malmesbury

2 double bedrooms, family bathroom. Excellent storage throughout.  
Bespoke kitchen/breakfast room, sitting room, entrance hall. West-facing courtyard, private parking.  
CHAIN FREE



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# Abbey Brewery Cottage , Malmesbury

## The Property

Located in the heart of historic Malmesbury, this delightful Grade II listed stone cottage offers a rare combination of period character and modern comfort – including the highly sought-after benefit of private parking.

Beautifully presented throughout, with exposed beams, both the bespoke kitchen/breakfast room and cosy sitting room have French doors opening onto a sunny, tiered courtyard garden – perfect for outdoor entertaining. Upstairs, there are two double bedrooms, a well-appointed family bathroom, and excellent built-in storage. Full of charm and just a short stroll from the town's shops, cafés, and the famous abbey, this is a unique opportunity to own a characterful home in a prime location.

## General

All mains are connected. The combination gas boiler provides hot water and heating. Council Tax Band C - £2,339.76 payable for 2026/27. EPC exempt as Listed property.

## Malmesbury

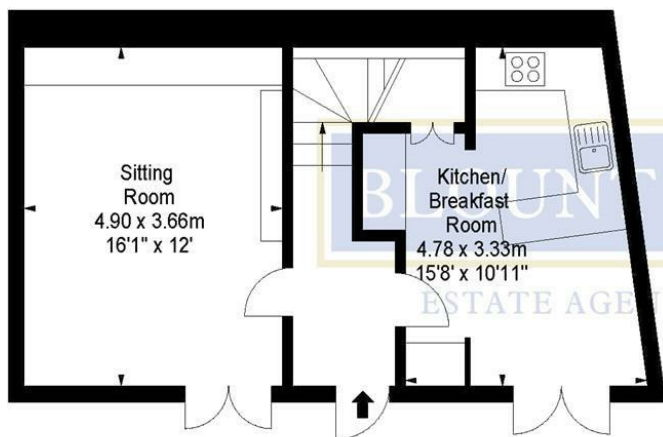
Reported to be England's oldest borough, dating from around

880AD, Malmesbury is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham and Kemble. The nearest airport is at Bristol.

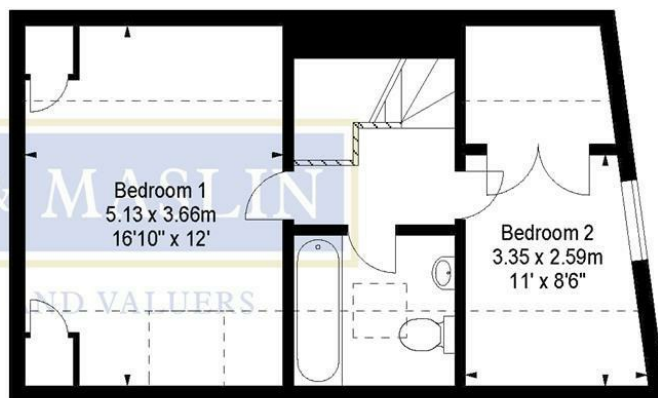
## Directions

At the top of the High Street, walk towards the Market Cross. Just before the Cloister Gardens at the end of the row of shops on your right, turn immediately back on yourself past Abbey Brewery building on stilts, carry on down until you reach the end and turn left. The cottage is in front of you. What3words: propelled.undertook.truckload.

Approx. Gross Internal House Area \*  
83.05 M<sup>2</sup> - 894 Ft<sup>2</sup>



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice