

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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1 Water Meadows, Malmesbury

Price Guide £425,000

Rarely available - 3 storey end-terraced cottage (1266 sq ft) with Water Meadow views

Entrance hall, sitting room, kitchen, dining room, cloakroom. Master bedroom with en-suite. 3 further bedrooms, shower room. Mature gardens to front, side and rear. Single garage with allocated parking space.

CHAIN FREE



1 Water Meadows, Malmesbury

The Property

A beautifully presented end-terraced cottage arranged over three floors, and enjoying delightful views across the Water Meadows - all within easy walking distance of the town centre. The property offers beautifully balanced and versatile accommodation throughout. The ground floor features a light entrance hall, a generous sitting room and cloakroom. There is a high-specification kitchen, along with an adjoining dining room - both benefiting from doors that open directly onto the rear garden, creating an ideal space for indoor-outdoor living and entertaining. On the first floor, the impressive principal bedroom enjoys its own en-suite bathroom with separate shower, alongside a further bedroom. The second floor provides two additional double bedrooms and a well-appointed shower room, making this an ideal home for families or those seeking flexible guest or home-working space. Externally, the property has well-tended gardens to the front, side and rear. Mature planting and thoughtfully designed seating areas provide privacy and tranquillity throughout the day. A single garage and allocated parking complete this exceptional home.

General

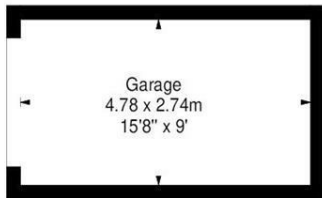
All mains are connected. A gas boiler provides central heating and hot water. UPVC windows and doors throughout. Council Tax Band D - £2,506.25 payable for 2025/26. EPC rating C - 72.

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 and London Heathrow is within easy reach along the M4.

Directions to SN16 9NY

Proceed down Malmesbury High Street, over the river bridge and bear right into Parliament Row, prior to the roundabout. Take the first right turn signposted Water Meadows. Follow the path and 1 Water Meadows is the first property in the row.



Approx. Gross Internal House Area *

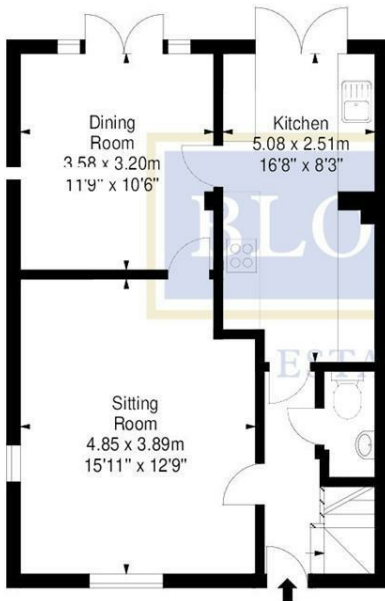
117.61 M² - 1266 Ft²

Approx. Gross Garage Area *

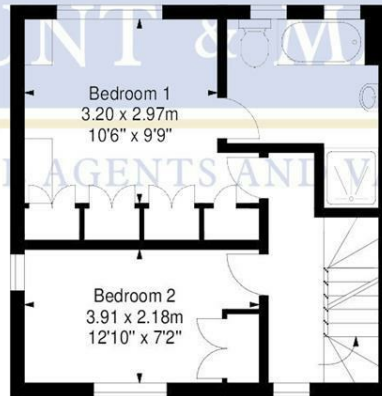
13.19 M² - 142 Ft²

Approx. Gross Total Area *

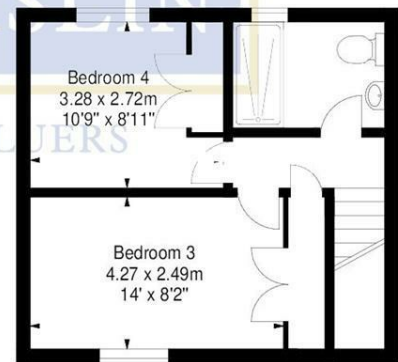
130.80 M² - 1408 Ft²



Ground Floor



First Floor



Second Floor

Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice