BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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25 Holloway, Malmesbury

Price Guide £335,000

A characterful Grade II Listed two-bedroom cottage (968 sq ft), ideally positioned within easy walking distance of Malmesbury town centre.

With a wealth of attractive period features, an enclosed rear garden and flexible accommodation over three floors, this is a lovely home to make your own.

NO ONWARD CHAIN







25 Holloway, Malmesbury

The Property

A charming Grade II Listed, two-bedroom mid-terraced cottage, ideally located close to the heart of Malmesbury. Full of character and original features, including exposed beams, stone walls, deep window sills and a fabulous fireplace with wood-burning stove, the property offers well-proportioned accommodation over three floors, together with a fully enclosed rear garden.

The accommodation comprises an entrance porch, sitting room with feature fireplace and wood-burning stove, dining room with double doors opening onto steps leading up to the garden, and a kitchen. On the first floor is a generous dual-aspect main bedroom and family bathroom, with stairs continuing to the second floor where there is a further bedroom/home office space.

The enclosed rear garden includes a terrace, lawn and established flower beds, providing a pleasant outdoor space within easy reach of the town centre.

Conveniently positioned for Malmesbury's excellent range of shops, restaurants and everyday amenities, this is a characterful home with plenty to enjoy and the potential to be a much-loved home for years to come.

General

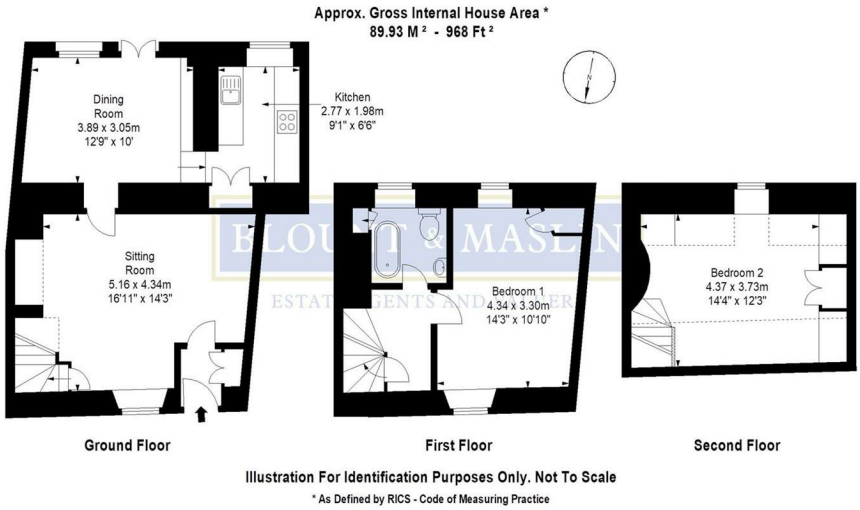
All mains are connected. A new combination gas boiler has recently been installed and provides central heating and hot water. Council Tax Band C - £2339.76 for 2026/27. Grade II Listed property so EPC exempt.

Malmesbury

Reported to be England's oldest borough, dating from around 880AD, and voted Best Town in the South West in 2026. 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 9BB

Bear right at the top of Malmesbury High Street into Oxford Street and at the T junction turn left. Cross the road and proceed around the right hand bend into Holloway and the property can be found just around the corner.



While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.