Weavers Cottage, 3-5 Katifer Lane, Malmesbury, SN16 0AU

Guide Price £395,000

A beautifully presented 17th century cottage with a well proportioned interior retaining character and detail typical of the period.

- Cotswold Stone Period Cottage
- Retains a Wealth of Character & Charm
- Most Deceptive Accommodation
- Beautifully Appointed
- Three Reception Rooms
- Kitchen + Utility/Shower Room
- Two Double Bedrooms
- En Suite Bathroom & Cloakroom
- Pretty Courtyard
- Heart of The Town

Freehold

EPC Rating D

A charming semi detached period cottage with a most deceptive and surprisingly spacious interior arranged over two floors. Ideally located in the heart of the town in a convenient setting yet just a short walk away from the footpaths and walkways adjacent to the riverbank.
The interior retains a wealth of inherent character and charm including ceiling beams, exposed stonework, latched doors and hardwood double glazed windows with traditional monkey tail handles.
On the ground floor the beautifully presented accommodation flows around a welcoming central hallway with a range of useful built-in cupboard and a turned staircase which rises to the first floor. A door from the hallway opens into a dining room with a recently re-fitted, hand painted kitchen complimented by AEG integrated appliances to include an induction hob, extractor hood, oven and dishwasher. The sitting room boasts a feature fireplace with wood burning stove with a concealed door opening into a utility room with built-in cupboards, Butler sink, a washing machine and tumble dryer. There is a useful shower and WC.
The first floor boasts two double bedrooms, both with thoughtfully designed built-in wardrobes. The principal bedroom benefits from an en suite bathroom with a roll-top bath, while the second bedroom has the advantage of an en suite cloakroom.
A door from the kitchen leads to a delightful courtyard, which enjoys a high degree of privacy and provides an attractive space for outdoor seating and dining.

SITUATION

Conveniently located in the heart of this historic town, in a quiet setting, yet within a short distance of country walks and the picturesque River Avon. The hilltop town of Malmesbury is officially recognised as England's oldest borough. Situated on the edge of the Cotswolds, surrounded by two branches of the River Avon, it boasts buildings of golden Cotswold stone and beautiful river walks. Famous for its ancient Abbey and elaborate 15th century Market Cross, the town may well have history round every corner but is also bursting with life, enjoying excellent independent shops, charming cosy pubs, friendly cafes, regular farmers' markets and a busy local events schedule. The recent establishment of the Dyson design and development headquarters on the edge of the town means that Malmesbury is now a centre for technical innovation, allowing the town to truly describe itself as both ancient and modern. Malmesbury is five miles north of the M4 (Junction 17) so within easy commuting distance of Bristol, Bath and Swindon. London is approximately an hour away by train.

PROPERTY INFORMATION

Tenure: Freehold

Council Tax Band: C

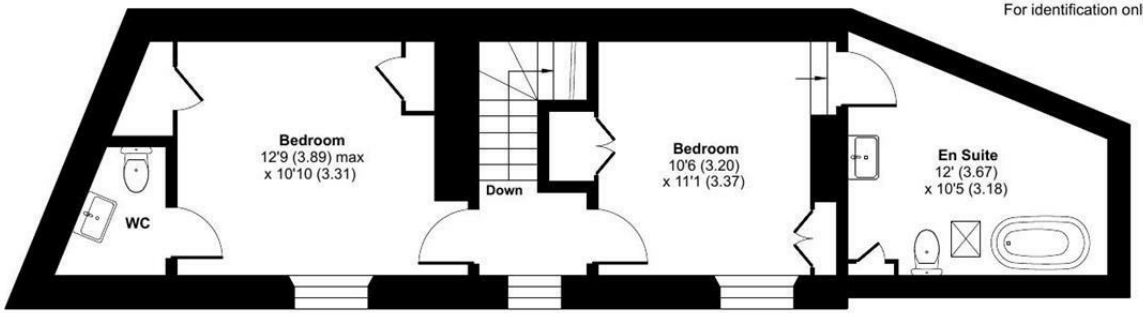
EPC Rating: D

Mains water, gas and electricity.

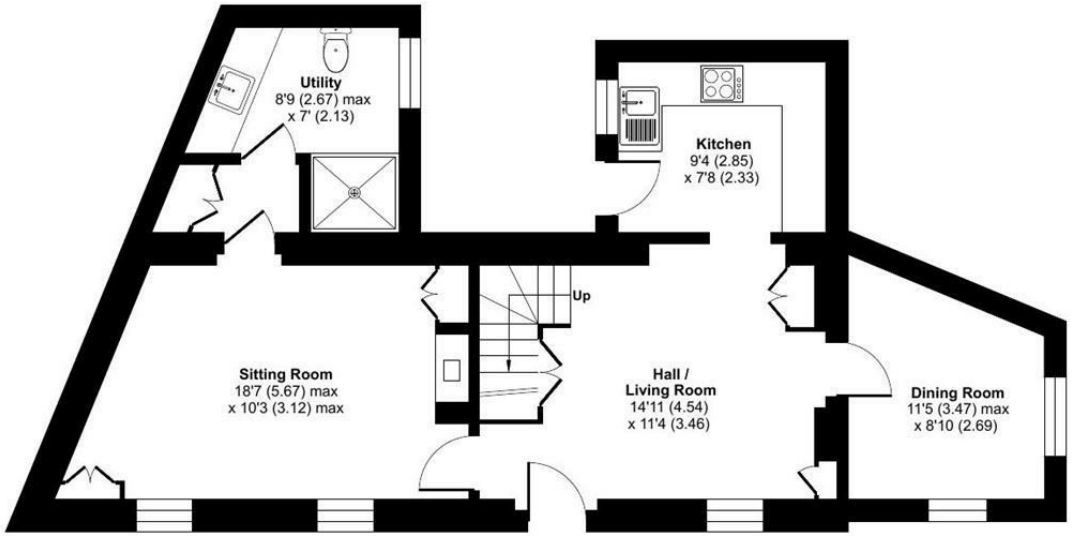
Katifer Lane, Malmesbury, SN16

Approximate Area = 1071 sq ft / 99.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Strakers. REF: 1483201

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