BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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76 High Street, Malmesbury

Price Guide £260,000

A charming Grade II Listed stone cottage (553 sq ft) in the heart of Malmesbury, beautifully renovated to combine period character with modern comfort.

With a generous double bedroom, stylish accommodation and an attractive courtyard garden, this delightful home is ideally situated for enjoying all that Malmesbury has to offer.
NO ONWARD CHAIN







76 High Street, Malmesbury

The Property
Situated in the heart of Malmesbury, this attractive one bedroom Grade II Listed stone cottage offers a delightful blend of period charm and modern convenience. Recently renovated to a high standard, the property retains a wealth of character features, including exposed stonework and flagstone flooring, whilst offering beautifully presented accommodation ideal as a permanent home or pied-à-terre.

The front door opens directly into the welcoming living room, featuring an open fireplace, useful storage and an exposed stone wall. Leading through is a well-equipped kitchen fitted with a range of units, wooden work surfaces, a traditional Butler's sink and appliances. Stairs rise to the first floor, whilst a stable door provides access to the rear courtyard garden.

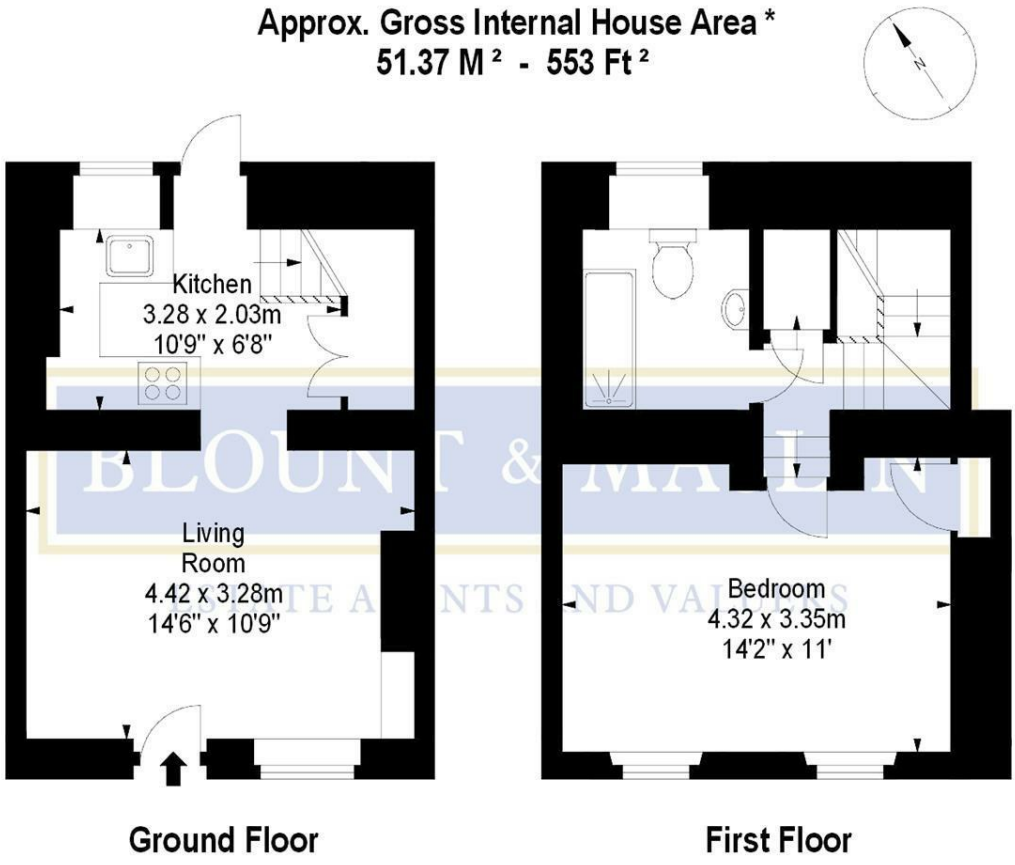
On the first floor, the landing has a useful cupboard housing the gas combination boiler and washing machine. The generously proportioned bedroom is particularly light and airy, with built-in storage and access to the loft. To the rear is a beautifully appointed shower room with a contemporary suite.

Outside, there is an enclosed courtyard garden, thoughtfully designed for ease of maintenance with a combination of gravel and paving. Two sleeper-edged raised borders are planted with an assortment of shrubs and plants, creating a pleasant outdoor space in which to relax.

General
All mains connected. The gas combination boiler provides hot water and the first floor radiators. Council Tax band C - £2,339.76 payable for 2026/27. There is no EPC as the cottage is Listed.

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 9AT
From M4 junction 17 head north to Malmesbury. At the Priory roundabout, take the first exit and continue over the river bridge and up the High Street. No 76 is on your right hand side, opposite the entrance to Kingswall and denoted by our 'For Sale' board.



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.