
10
12

10 West Street, Malmesbury, SN16 0AR

Guide Price £250,000

A delightful two bedroom character cottage with a private garden and allocated rear parking, perfectly placed within easy walking distance of the town centre.

- Beautiful Grade II Listed Cottage
- Packed With Period Features
- Close To Town Centre
- Allocated Parking Space To The Rear
- Two Double Bedrooms
- Modern Fitted Kitchen
- Sitting Room With Fireplace
- Contemporary Bathroom
- Private Enclosed Rear Garden
- No Onward Chain

Freehold

EPC Rating D









An ideal period home for anyone looking for town centre living, with the added benefit of private parking and no onward chain.

Centrally located in the heart of the town allowing easy access to all amenities and walkways beside the river Avon, this charming Grade II Listed period cottage has a very tastefully decorated interior arranged over two floors. The cottage retains a wealth of inherent character and charm comprising a sitting room with a fireplace and inset log burner (currently not is use), and a spacious modern kitchen/dining room with a built in oven and 4 ring gas hob, attractive tiled flooring, and enough space for a 4-seater table. A rear door leads to a utility lobby and out into the garden.

On the first floor, there are two double bedrooms complemented by a refitted contemporary family bathroom with a shower over the bath.

Outside, there is an enclosed rear garden that has been designed for easy low maintenance and which enjoys an excellent amount of privacy. A pedestrian rear gate leads out to a very useful allocated parking space, that is accessed from Katifer Lane.

Situation
West Street sits in the heart of the historic hilltop town of Malmesbury, officially recognised as England's oldest borough. Perfectly positioned, it offers the best of both worlds — a central location within walking distance of independent shops, cosy pubs and cafés, while also being just moments from scenic countryside walks and the picturesque River Avon. Set on the edge of the Cotswolds and surrounded by two branches of the River Avon, Malmesbury is renowned for its beautiful buildings constructed from warm golden Cotswold stone. The town is rich in heritage, home to the magnificent Malmesbury Abbey and the ornate 15th-century Malmesbury Market Cross. History can be found around every corner, yet the town has a vibrant, contemporary atmosphere with regular farmers' markets and a busy local events calendar. Blending ancient charm with modern innovation, Malmesbury is also home to the design and development headquarters of Dyson, reinforcing its reputation as a forward-thinking centre for technical excellence. Conveniently located just five miles north of the M4 (Junction 17), Malmesbury provides easy access to Bristol, Bath and Swindon, while London is approximately 1½ hours away by car or train — making it an ideal base for both commuters and those seeking a lifestyle change.

Property Information
Services: All mains services are connected including gas fired central heating.
Grade II Listed & in a Conservation Area.
Council Tax: Band C
Agents Note: Please note we are advised that the log burning stove is not currently in use.



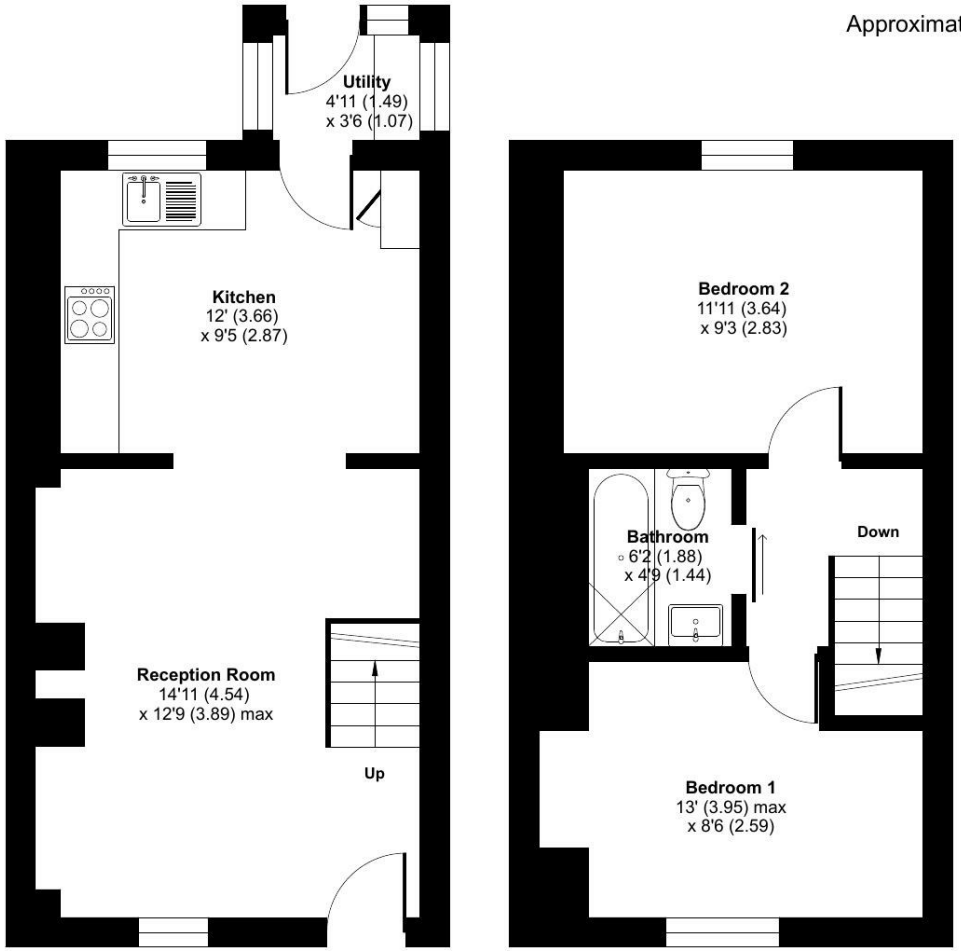




West Street, Malmesbury, SN16

Approximate Area = 620 sq ft / 57.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Strakers. REF: 1414764

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

strakers

For further details 01666 829292
malmesbury@strakers.co.uk

In branch | Online | On the move
strakers.co.uk