



Abbey Brewery
Market Cross | Malmesbury | Wiltshire | SN16 9AS

 FINE & COUNTRY

ABB EY BRE WERY

The Abbey Brewery is a superb conversion of a fantastic 18th Century building with something unique and surprising in every room, and Malmesbury Abbey on its doorstep.



The Abbey Brewery is a very special Grade 2 listed home, nestled in the heart of the historic town of Malmesbury in Wiltshire.

This unique property has been converted so cleverly and truly is the perfect blend of contemporary living and characterful features. At over 2,600 square feet, this four bedroom property is fun and interesting, yet extremely practical and versatile, brilliantly configured and with plenty of incredible space for spending time as a family, entertaining guests and working from home, as well as stunning original features and nods to its past.

This property has been beautifully designed with a wonderful flow between the rooms, with open spaces for family and friends to gather and quieter corners to work or study. There are three large bedrooms and two bathrooms on the ground floor. On the first floor is an incredible dual aspect reception room, bursting with character and an abundance of light, a kitchen/breakfast room, shower room and another room which could be a fantastic fourth bedroom or additional reception room or office.

Externally, there is parking for two cars and a covered veranda to the front of the property where you have a beautiful view of Malmesbury Abbey.

This truly is a very special and tranquil family home that has been sensitively and extensively upgraded in every room to create a property that is easy to live in and enjoy but also has the wow factor.

Ground Floor

As you step through the front door, the generous entrance hall with exposed brickwork and covered well, will charm you instantly. From the entrance hall, you have access to three bedrooms, two bathrooms and a cloakroom. All of the bedrooms are generous doubles with fitted wardrobes, but the primary bedroom in particular is incredible, measuring 18'8 x 16'3 and with a wall of fitted wardrobes, and adjacent to an absolutely stunning bathroom with vaulted beamed ceiling, free-standing bath and separate shower. Both bathrooms are contemporary, spacious and immaculate.





















First Floor

At the top of the stairs, a glass wall exposes the most superb and vast reception area. The reception room is an absolute delight, flooded with light and with beautiful vaulted and beamed ceilings and stunning shutters adorning the many windows, making a wonderful feature but also affording complete privacy without the loss of light. The L-shaped reception room is undoubtedly grand, but the clever separation of the areas, including the fun bar tucked away around the corner, provides you with smaller cosy areas too, a particularly special spot being at the front, with the windows overlooking the Abbey. There is a modern shower room and a fourth double bedroom with beautifully high ceiling and exposed beams, which could also be an ideal family room, snug or office. The generous and modern kitchen / breakfast room adjacent to the dining area, is an impressive space with plenty of space for preparing meals or gathering around the breakfast bar.









Outside

To the front of the property, there is a charming covered veranda, giving you some sheltered outside space to enjoy the views of the Abbey.

Parking

There is off-road, allocated parking for two cars in front of the property.

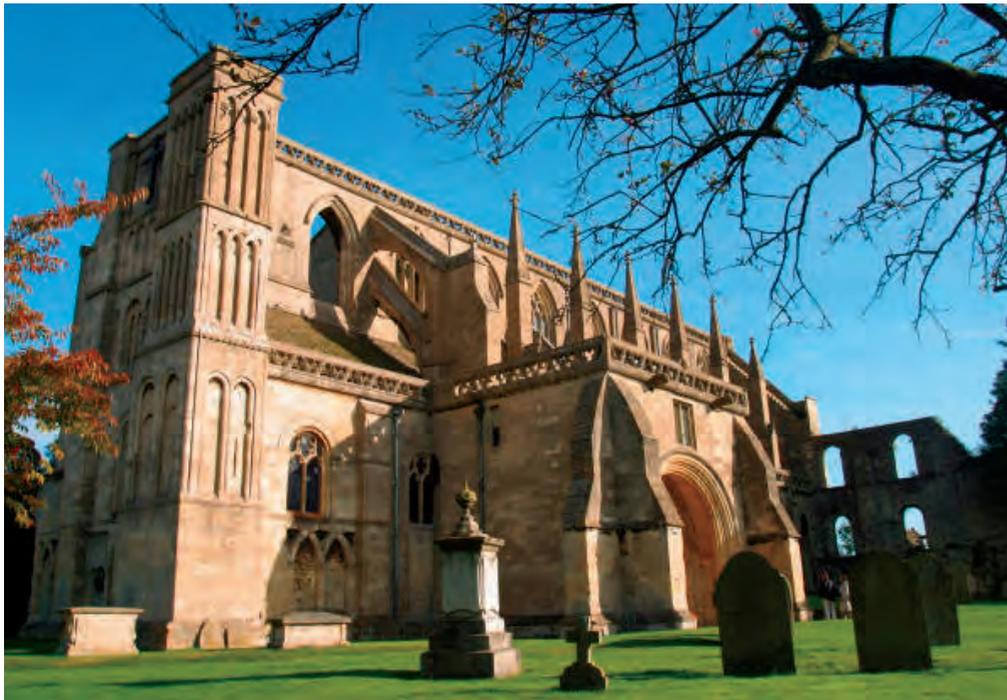


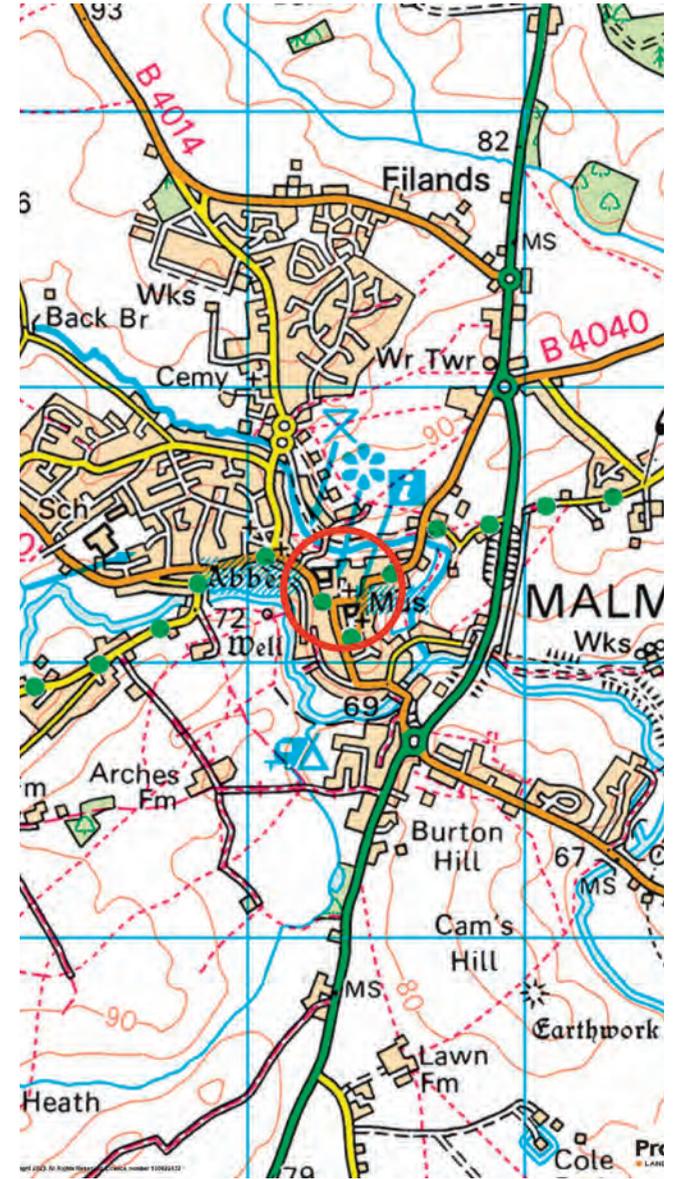
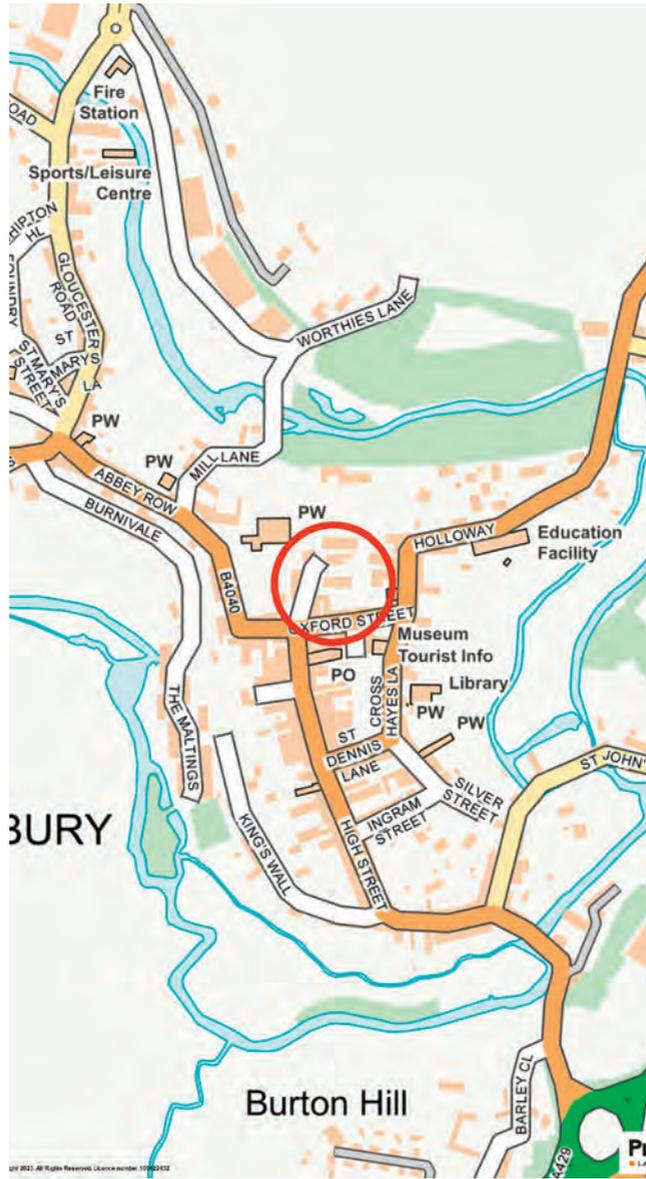
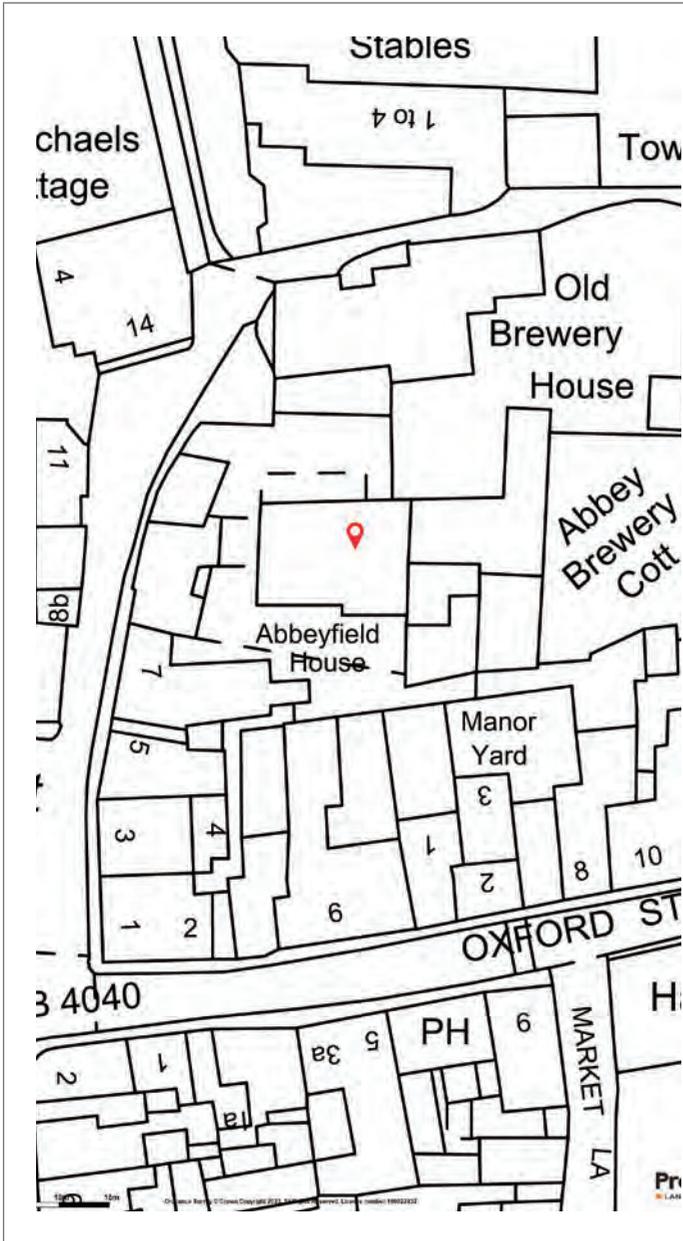
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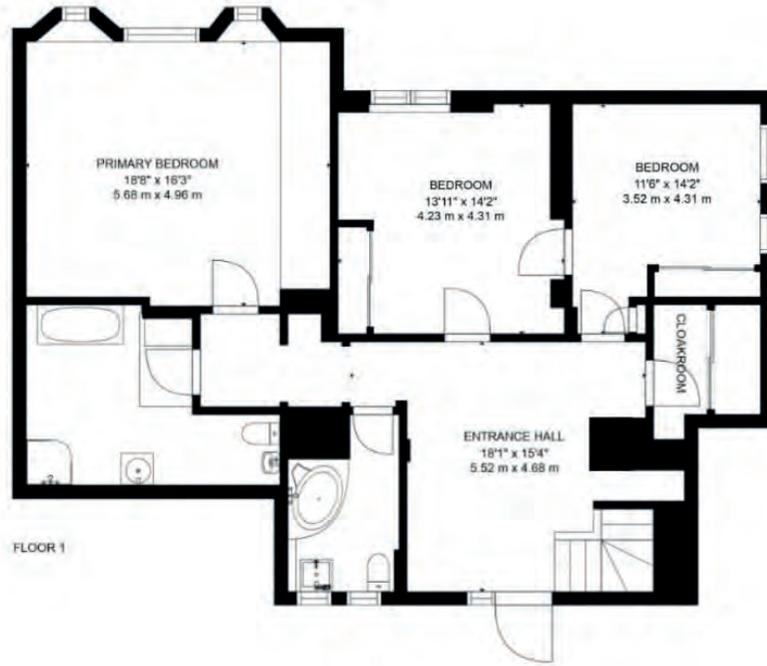
Malmesbury is a thriving market town in Wiltshire, steeped in history as it is the oldest borough in England. Amongst the medieval streets and beautiful buildings are an array of independent shops and restaurants centred around the Market Cross and the famed 12th Century Malmesbury Abbey. The Abbey Brewery has all of this just footsteps away, as well as the River Avon, which winds around the town and provides some wonderful walks and scenery.

There are some great schooling options in Malmesbury itself with two highly regarded Primary Schools and an outstanding rated Secondary School. Additionally, the Independent Westonbirt School is just 5 miles away.

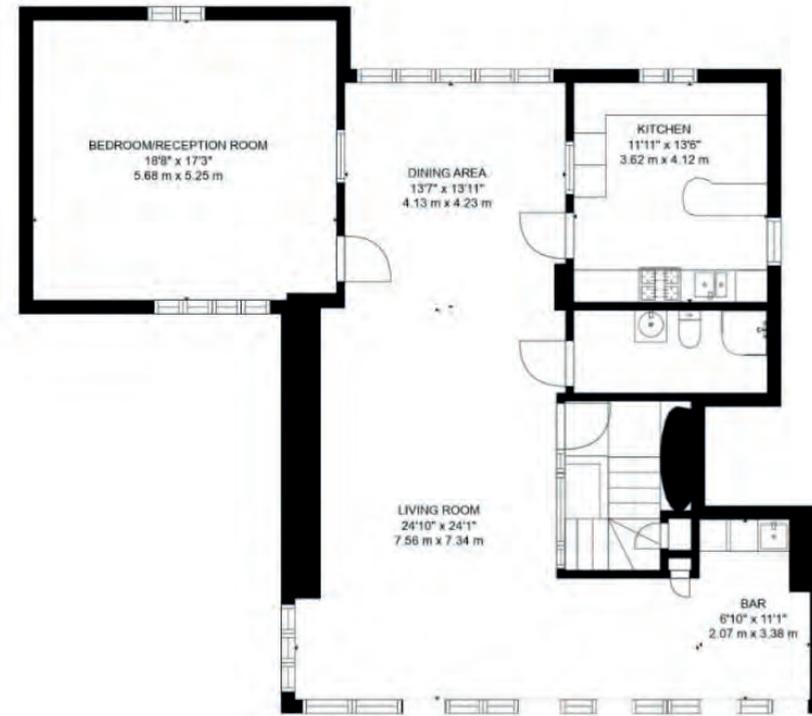
Malmesbury is has some wonderful places to visit close by and is also conveniently located for easy access to the M4, and Kemble Train Station is just 8 miles away.







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1275 sq. ft., 118 m², FLOOR 2: 1380 sq. ft., 128 m²
 TOTAL: 2654 sq. ft., 247 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax Band: C
 Tenure: Freehold
 EPC Exempt

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 31.01.2023





NO PARKING

FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



KATHRYN ANDERSON

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As a partner agent representing Fine & Country Cotswolds and Cheltenham, I bring a wealth of experience and knowledge in the property industry. I have had the privilege of calling the Cotswolds my home for over 30 years and have accumulated more than twenty-five years of experience working for both corporate and independent high-end estate agents in the Cotswolds, South Oxfordshire, and Cheltenham regions. With a personable, dedicated, honest approach, I understand the intricacies of both sellers and buyers in an ever-changing market. I strive to make things as simple and stress-free as possible for all my clients. I can offer a personalised experience tailored to your needs, with transparency, open communication, and integrity, I will look after you through each step of the process, this has earned me many returning vendors in the past, a testament to my client-focused and effective service. When not at work, I enjoy life in the Cotswolds going on country walks with my dog Fleur, property renovation, horse racing, tennis, good restaurants, and fine wine!

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“Kathryn is a person to get the job done, if you want a property sold she will definitely do it for you. She is eloquent and efficient. She enabled many viewings by providing a fantastic brochure, video and beautiful photographs. She liaised with me after every viewing, and every step of the way, from start to finish on the sale of my property. She also has great contacts, and provided me with a brilliant solicitor who was also quick and efficient.”

“Kathryn Anderson is the most competent agent I have ever dealt with, she’s amazing and managed to get a very complicated sale through with ease. Great communication and will call and reply to messages, out of office hours. Wouldn’t hesitate to use her again, in fact I wouldn’t consider using anyone else. Good job Kathryn you are fabulous!”

THE FINE & COUNTRY
FOUNDATION

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