



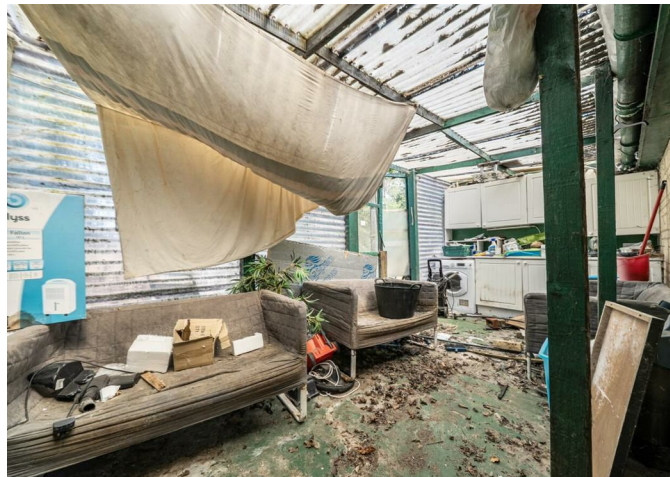
📍 Coundon Eastcourt, Malmesbury, Wiltshire, SN16 9HW

📄 Auction Guide £380,000

- For Sale by Online Auction
- Thursday 27th August 2026
- Lot 14
- Guide Price £380,000+

🏡 Freehold

🏠 EPC Rating E



LOT 14
FOR SALE BY ONLINE AUCTION
THURSDAY 27th AUGUST 2026
GUIDE PRICE £380,000+

Detached 3 bedroom house situated in a desirable location on a bold corner plot. In need of modernisation.

The accommodation comprises on the ground floor; entrance hall, lounge, kitchen, sun room, 2 utility rooms and a cloakroom. On the first floor; landing, 3 bedrooms and a bathroom. There is oil fired heating and we understand private drainage.

At the rear is a workshop which was formally a Post Office but could be incorporated into the main dwelling or turned into garaging.

There are gardens to the front and rear along with ample parking for multiple cars. The property backs onto farmland at the rear with an outstanding outlook.

what3words:///reclaimed.compose.factor

For further information please go to our auction site.

Situation

Eastcourt is a charming rural hamlet situated just a short distance from the historic market town of Malmesbury, enjoying a peaceful countryside setting within the beautiful north Wiltshire landscape. Offering an attractive blend of rural tranquillity and accessibility, Eastcourt is well suited to those seeking village living whilst remaining within easy reach of a comprehensive range of amenities.

The nearby town of Malmesbury provides an excellent selection of independent shops, supermarkets, cafés, restaurants, schools, healthcare facilities and leisure amenities. Renowned for its historic abbey and picturesque streets, Malmesbury is one of Wiltshire's most desirable market towns, offering a wealth of character and community spirit.

Eastcourt benefits from excellent transport links, with convenient access to the A429 and A350, whilst Junction 17 of the M4 motorway is approximately 10 miles away, providing easy connections to Bristol, Swindon, Reading and London. Mainline rail services are available from nearby Chippenham and Kemble, offering regular services to London Paddington, Bristol and South Wales.

Surrounded by open countryside, the area offers excellent opportunities for walking, cycling and outdoor pursuits, with the Cotswolds National Landscape lying just to the north and numerous picturesque villages and country estates nearby.

Combining a peaceful rural setting with excellent access to Malmesbury, the M4 corridor and the wider region, Eastcourt offers an attractive lifestyle location with broad appeal to owner-occupiers, investors and those seeking the best of country living within easy reach of everyday conveniences.

Viewings

To arrange a viewing, contact: Malmesbury Office

There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.



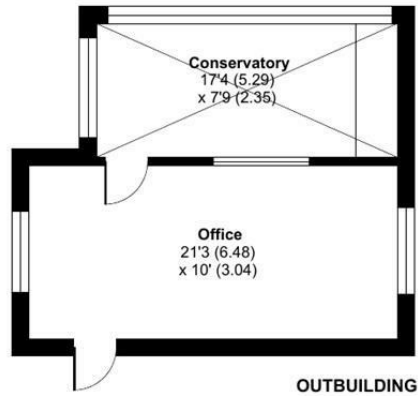
Coundon, Eastcourt, Malmesbury, SN16

Approximate Area = 1371 sq ft / 127.3 sq m

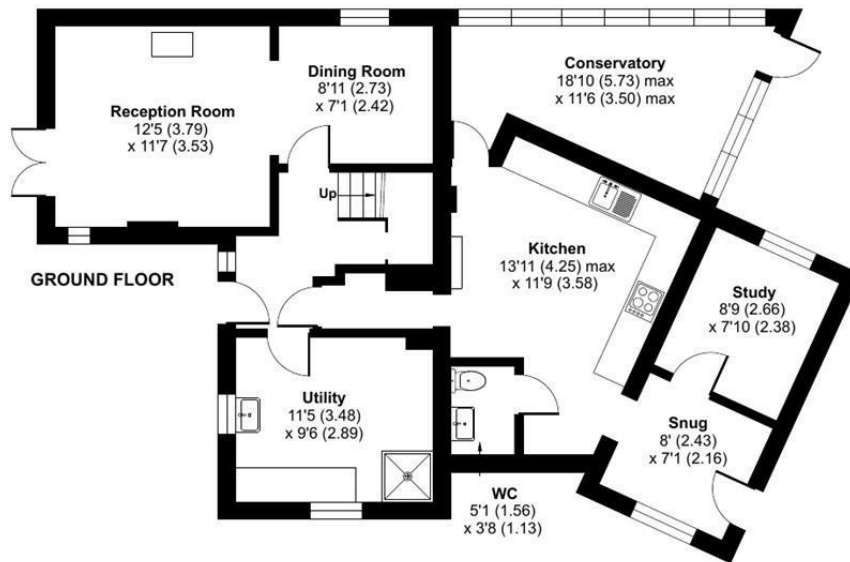
Outbuilding = 354 sq ft / 32.8 sq m

Total = 1725 sq ft / 160.1 sq m

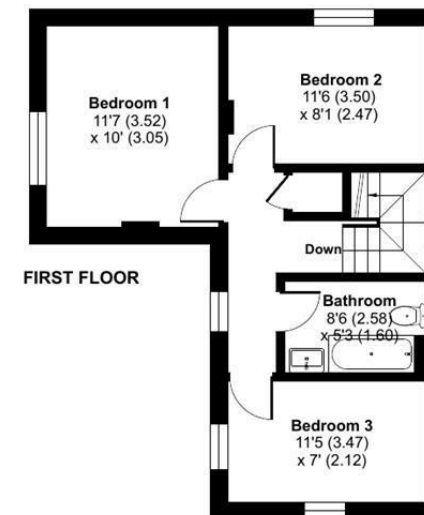
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Strakers. REF: 1497959

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 firm's 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.