

Victoria Villas, 27 Park Street, Charlton, Malmesbury, Wiltshire, SN16 9DF

Victoria Villas is an exciting opportunity to refurbish and extend a charming Cotswold Stone cottage set in an attractive Wiltshire village. The property already has granted planning permission and is offered to the market with no onward chain.

Victoria Villas is one half of a pair of handsome semi-detached Cotswold stone cottages in Charlton. The property requires refurbishment throughout offering a fantastic opportunity for a new owner to make it their own. The current owners have gained planning permission to extend and reconfigure the ground floor layout to create a sociable open-plan layout to suit modern day life. Currently the property extends to approximately 1330sq.ft and is accompanied by a generous, southerly facing rear garden.

A decorative, pitched timber porch sits over the front door which leads into a lobby area that's within the corner of the sitting room. This room has a feature fireplace that sits centrally, plus a large window to the rear of the property overlooking the garden. Adjacent to this room is the kitchen, which has a selection of fitted units with wooden worktops and a space for a fridge/freezer, electric oven and hob, and a dishwasher, along with a double bowl Belfast sink. There is a useful storage cupboard to one corner, and further storage found under the stairs. A door to the rear of the kitchen opens onto the garden. Back across the sitting room leads into another reception room; this is another characterful space with a second feature fireplace with a stone surround and a semi-vaulted ceiling has a skylight which allows plenty of natural light into the room. There is a door that leads to a storage area/lobby, which also has a further door to the garden. Completing the main ground floor accommodation is a further reception room, which makes an ideal study or home office. The granted planning permission is effective to this area of the house, and would allow both the partial demolition and extension to create a spacious kitchen/dining/family room overlooking the garden. This can be viewed on the Wiltshire Council planning portal: REF: PL/2024/10336.

Rising up the stairs to the first floor there are three bedrooms and a bathroom. A fixed ladder within one of the bedrooms leads to the second floor where there is an attic room and further storage. The granted planning permission also allows a staircase to the second floor to create three double bedrooms.











Externally there are a number of outbuildings that would be fantastic to create a work from home space or studio. The wrap-around south facing garden that is mainly laid to lawn which could be transformed into a fantastically social area as it is extremely private. A side access gate leads around to the front of the property.

We are informed the property is connected to mains services of water, electricity and drainage. The boiler is fired by oil fired central heating. Council tax band E (Wiltshire County Council). EPC – F (37).

Charlton is an attractive village in North Wiltshire, just 2.5 miles east of the market town of Malmesbury which has an excellent range of shops, cafes and restaurants. Charlton has a well-attended Parish Church and a renowned village pub, The Horse & Groom Inn. There is an excellent choice of both state and private, secondary and primary schools in Malmesbury and the surrounding area. Communication links are very good with the M4 junction 17 some 8 miles away and Kemble Station (approx. 7 miles) has regular services to London Paddington.

Guide Price £430,000















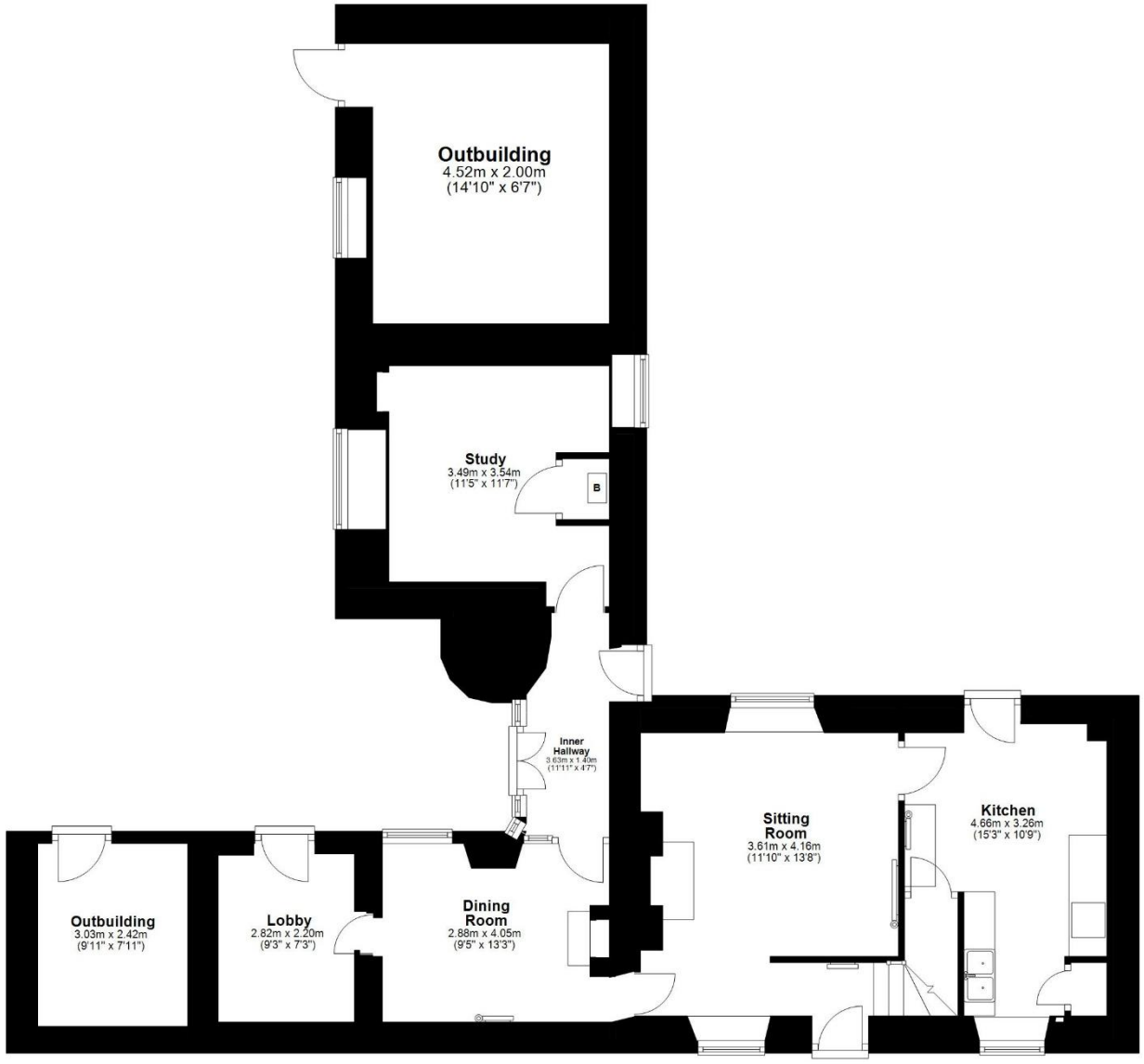




Ground Floor

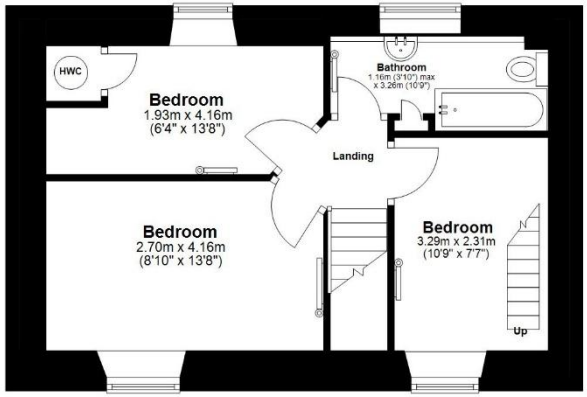
Main area: approx. 75.1 sq. metres (808.0 sq. feet)

Plus outbuildings, approx. 25.4 sq. metres (273.1 sq. feet)



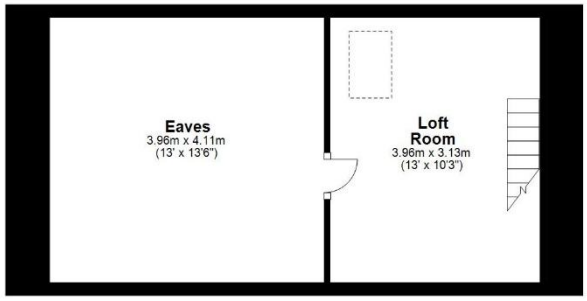
First Floor

Approx. 36.2 sq. metres (389.3 sq. feet)



Second Floor

Approx. 12.4 sq. metres (133.5 sq. feet)



Main area: Approx. 123.6 sq. metres (1330.9 sq. feet)

Plus outbuildings, approx. 25.4 sq. metres (273.1 sq. feet)

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