

hunter  
french



8 Park Street, Charlton, Malmesbury, Wiltshire, SN16 9DF

An imposing Cotswold stone, Grade II listed cottage nestled into the charming village of Charlton offering great scope to update and improve. Offered to the market with no onward chain.

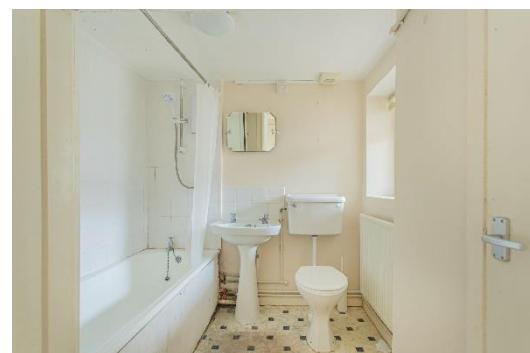
Park Street is situated in the heart of the Wiltshire village of Charlton, just moments away from the market town of Malmesbury and bordering the Charlton Park Estate. This particular cottage is in need of general updating throughout and offers a new owner the unique opportunity to create a charming home surrounded by beautiful countryside.

On arrival at the cottage there is a generously sized open-porch with a seat across one side and access to a useful store as well as the front door. Entering via the front door opens into an entrance hallway which flows naturally into the generous size sitting room. Here there is a focal fireplace sitting centrally in the room and a window overlooking the walled front garden. From here there is access to the kitchen and an inner lobby on either side of the room. The kitchen is positioned at the far side of the house, also featuring a window overlooking the front garden, and this comprises fitted base and wall units plus space for a free-standing oven. A couple of steps lead up to a useful utility room with access to the rear garden. Back across the sitting room, the inner lobby provides access to the bathroom and stairs that rise to the first floor. The bathroom currently comprises a white suite including a bath with an electric shower above, pedestal sink, W.C and there is access to a handy understairs storage cupboard. On the first floor a central landing provides access to three good sized bedrooms.

Externally, there a front garden enclosed by a Cotswold stone wall with a gate and a pathway leading to the front door. To the rear of the property is a handy stone outbuilding, and the garden is a great blank canvas for its new owner – currently laid to lawn with a paved pathway that leads the length of the garden, and a right of access can be found at the rear of the property.

We understand mains services are connected, which include, electricity, drainage and water. Council tax band E (Wiltshire Council). The property is freehold with flying freehold linked to the adjoining cottage (No.7 Park Street).

EPC – Exempt (Grade II Listed).



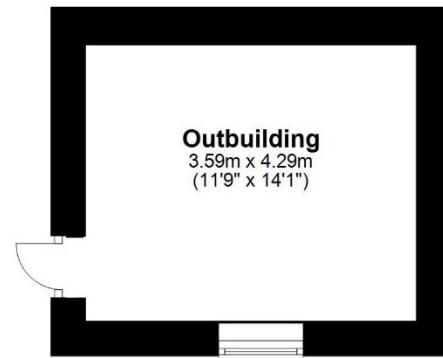
The following restrictive covenant applies: The property will be occupied as one single private dwelling house.

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 £399,000

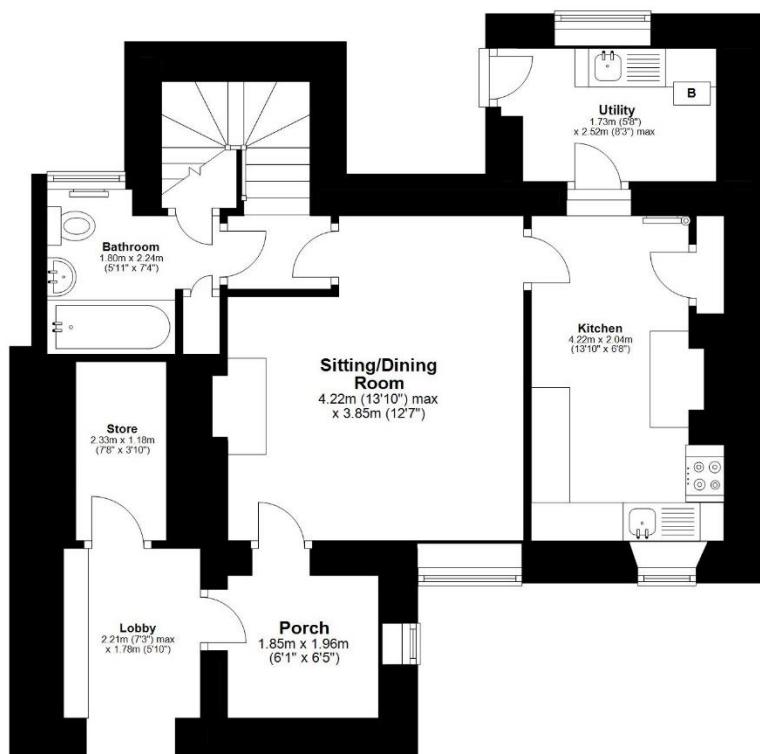




**Outbuilding**  
3.59m x 4.29m  
(11'9" x 14'1")

### Ground Floor

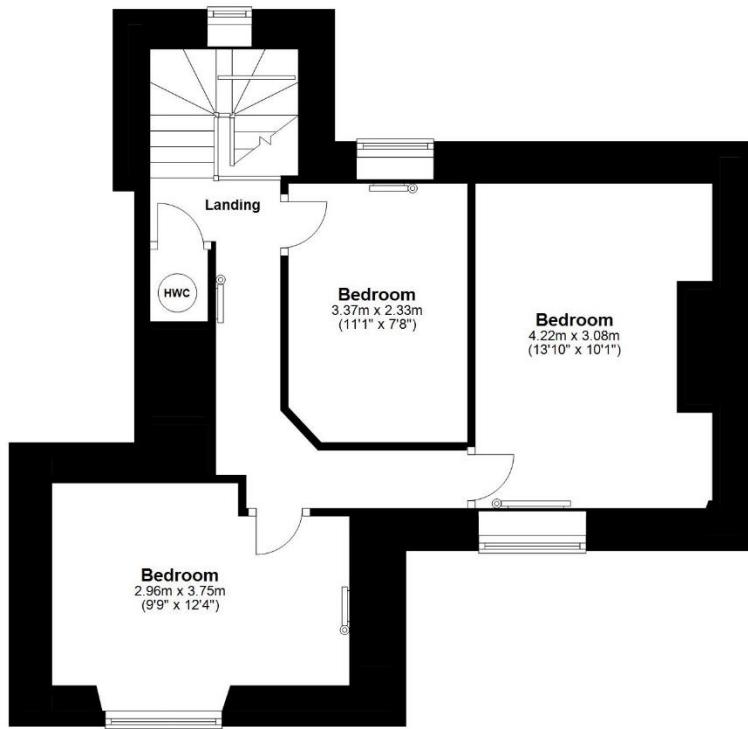
Main area: approx. 51.0 sq. metres (549.1 sq. feet)  
Plus outbuildings, approx. 15.4 sq. metres (165.7 sq. feet)



Main area: Approx. 93.3 sq. metres (1004.4 sq. feet)  
Plus outbuildings, approx. 15.4 sq. metres (165.7 sq. feet)

### First Floor

Approx. 42.3 sq. metres (455.3 sq. feet)



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