



Burton Hill Cottage, Burton Hill, Malmesbury, Wiltshire, SN16 9LS

Charming period cottage
Fantastic location close to the High Street
Surprisingly spacious
3 double bedrooms
Open plan kitchen/dining room
Low maintenance garden terrace
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 10927906

Guide Price: £425,000

Approximately 1,416 sq.ft

‘Conveniently located close to the High Street, a pretty period cottage offering surprisingly spacious 3 double bedroom accommodation’

The Property

Burton Hill Cottage is a charming period home, perfectly positioned within easy reach of Malmesbury High Street and scenic walks along the River Avon. This surprisingly spacious cottage has been thoughtfully extended as well as upgraded in recent years, featuring a remodelled open-plan kitchen/dining room and replacement windows. Spanning over three floors, the tastefully presented accommodation offers over 1,400 sq.ft.

The ground floor opens to an entrance hall, complete with convenient understairs storage and a downstairs WC. A traditional living room at the front boasts an open fireplace. The heart of the home lies at the rear, where the open-plan kitchen/dining room features bi-fold doors that seamlessly connect to the garden, ideal for indoor-outdoor living. The kitchen is well-

appointed with a breakfast bar, an integrated dishwasher, and a washing machine. On the first floor, there are comfortable double bedrooms, including the principal bedroom which benefits from an adjoining versatile dressing room. The bathroom provides a shower over the bath and a spacious storage cupboard. A further double bedroom is located on the top floor, showcasing characterful beams.

The southerly aspect garden has been designed for easy maintenance as a patio terrace, perfect for relaxing. An additional front garden area is planted with perennials. On-street parking is available along the road.

Situation

Malmesbury, voted 'Best Place to Live in the South West' by the Sunday Times in 2026, is an ancient hilltop town nestled on the



southern edge of The Cotswolds. This historic market town, reputed to be the oldest borough in England, boasts a vibrant High Street with numerous independent shops, pubs, and restaurants. Residents benefit from a new Aldi, a Waitrose store, and a regular weekly Farmer's market. The town offers an excellent choice of both primary and secondary schools, along with good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to major employment centres in Bristol and Swindon, as well as to London and the West Country. Mainline rail services are accessible from Chippenham and Kemble, offering connections to London Paddington in approximately 75 minutes.

Additional Information

The property is Freehold with gas-fired central heating, mains drainage, water and

electricity. Superfast broadband is available. Information taken from the Ofcom mobile and broadband checker; please see the website for more information on mobile phone coverage. Wiltshire Council Tax Band E.

Directions

From the High Street, head south towards Waitrose and after the traffic light crossing, take the right hand turn onto Burton Hill. Locate the cottage shortly after on the left hand side.

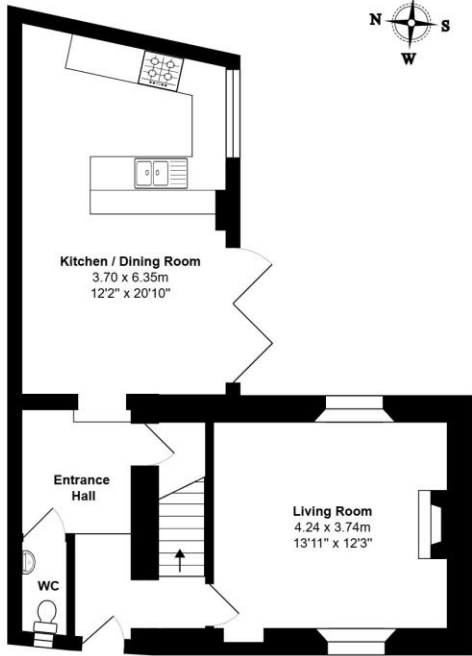
Postcode SN16 9LS

What3words: ///pancake.creeps.reset

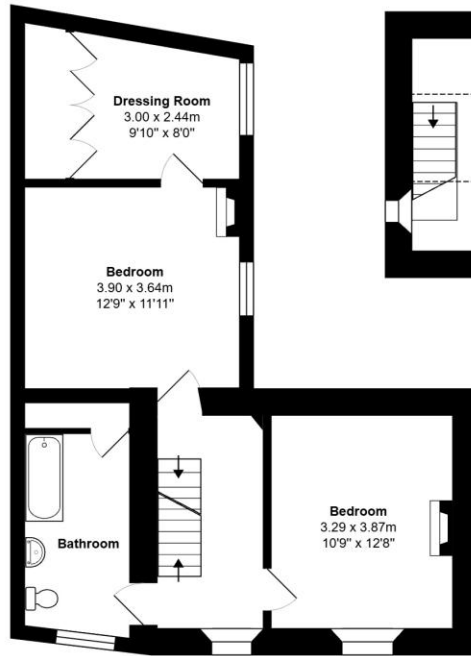


Total Area: 131.5 m² ... 1416 ft²

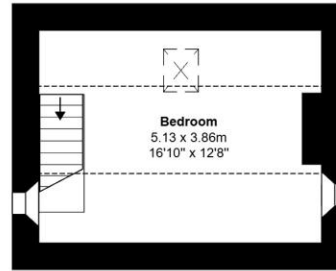
All measurements are approximate and for display purposes only



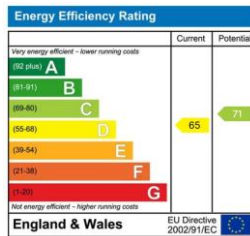
Ground Floor



First Floor



Second Floor



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