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2 Home Farm Cottages, Burton Hill, Malmesbury, Wiltshire, SN16 0EW

An immaculately presented and characterful cottage situated on the outskirts of the popular market town of Malmesbury. The property benefits from off-street parking, a single garage, and an impressive garden with spectacular rural views.

Home Farm Cottages is a row of charming homes believed to have been built in the early 1900s. The location offers both an abundance of local rural walks and a short, level walk into Malmesbury town centre, where there is an excellent collection of essential amenities, along with independent cafés, shops, and restaurants. This particular property is a mid-terrace home that has been lovingly and meticulously updated throughout by the current owners, including the addition of a detached and unique garden room.

Entering the property via the front door leads into a useful porch, tiled for low maintenance, which provides space to hang coats and store shoes. From here, a door flows into the sitting room — a lovely, cosy space with a central fireplace creating a natural focal point. The fireplace features a characterful oak mantle and a wood burner, and the room offers ample space for two sofas and a coffee table. There is also storage space under the stairs. A door at the end of the room leads into the kitchen and dining room, which also has a door opening onto the garden.

The kitchen is fitted with wall and base units, an induction hob, and an electric fan-assisted oven. There is space and plumbing for a washing machine and a freestanding fridge-freezer. A solid wooden worktop completes the kitchen, giving it that iconic country cottage style, while a flagstone floor runs throughout the space. This area can comfortably accommodate a family dining table, creating a true hub of the home.

Rising to the first floor, you arrive at a generous landing space with a light tunnel allowing natural light to flood in. To the front of the property is the main bedroom, which benefits from two fitted storage cupboards as well as space for a double bed and bedside tables. Bedroom two is a smaller double, also with fitted storage, situated to the rear of the property and adjacent to the bathroom. The bathroom has been finished to a very high standard, with high-quality sanitaryware, and comprises a bath with shower over, W.C., wash basin, and electric heated towel rail. Small details such as oak-framed doors complete the characteristic charm of the cottage.

We are informed that the property is connected to mains water, electricity, and drainage. Council Tax band C (Wiltshire County Council). The property is freehold.

EPC: D (66).



Externally, there is an initial patio leading out from the kitchen — perfect for a table and chairs to enjoy in the summer months. The patio is laid to Indian sandstone, giving a prestigious feel, and a pathway from here leads to the far end of the garden. There are borders on either side with mature shrubs and planting throughout.

The current vendors have created a wonderful garden room, situated halfway down the garden, which has an array of uses such as a hobby room or a study for those working from home. The room is fitted with power and heating and includes an independent cloakroom with a W.C. and wash basin. Glazed double doors open onto the second half of the garden, where there is a raised vegetable bed and a decked area with further space for table and chairs, perfect for enjoying the wonderful, undisturbed rural views and fantastic sunsets. There is access to the rear of the property through the neighbouring property.

To the front of the cottage, there is parking for two vehicles along with a single garage with a manual up-and-over door.

## Guide Price £385,000

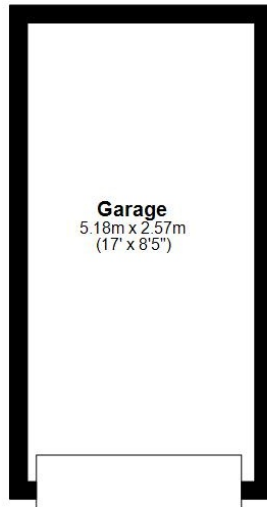
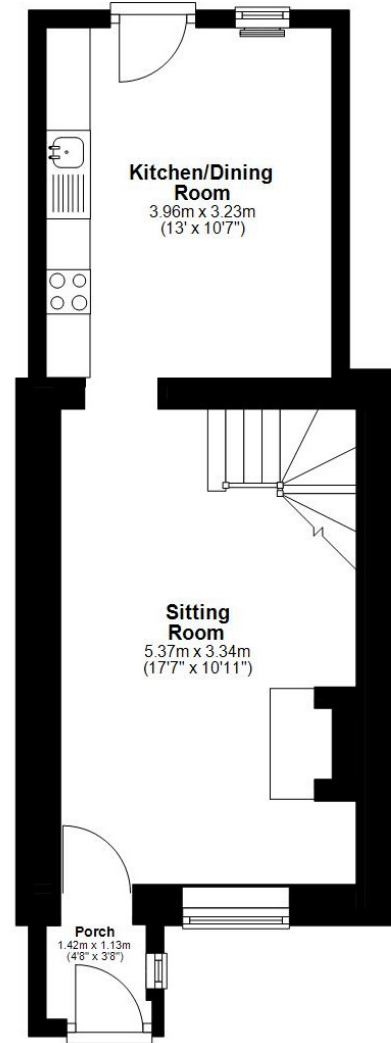
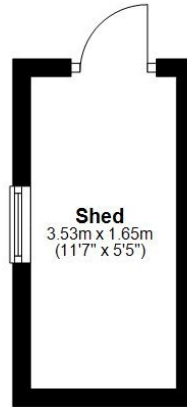
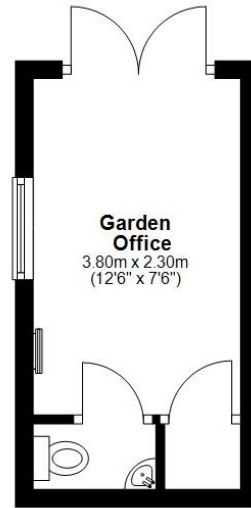




## Ground Floor

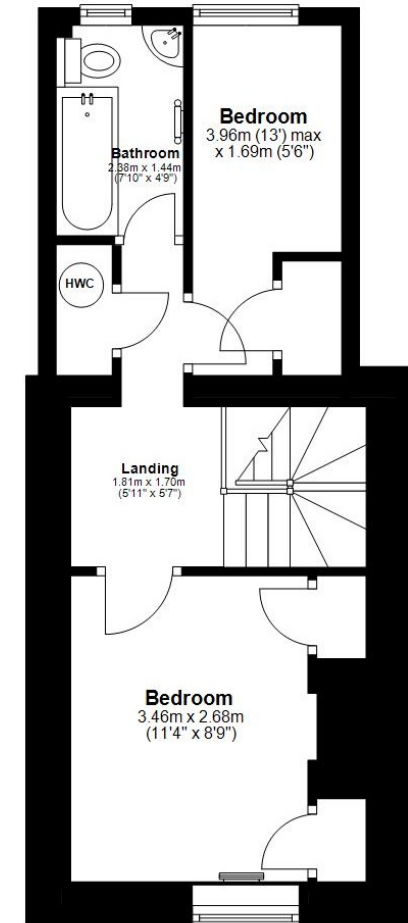
Main area: approx. 33.7 sq. metres (362.6 sq. feet)

Plus garages, approx. 13.3 sq. metres (143.2 sq. feet)  
Plus outbuildings, approx. 16.5 sq. metres (177.8 sq. feet)



## First Floor

Approx. 31.9 sq. metres (343.3 sq. feet)



Main area: Approx. 65.6 sq. metres (705.9 sq. feet)

Plus garages, approx. 13.3 sq. metres (143.2 sq. feet)  
Plus outbuildings, approx. 16.5 sq. metres (177.8 sq. feet)