



JAMES PYLE & Co.



2 Cowbridge Cottage Swindon Road, Malmesbury, Wiltshire, SN16 9LZ

Semi-detached period cottage  
3 bedrooms  
Generous reception room  
Views across the countryside  
Private parking and garage  
Large workshop  
Pretty gardens  
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 1,171 sq.ft excluding garage and workshop

‘Positioned towards the edge of town overlooking fields, this pretty period cottage benefits from private parking, a garage and a large workshop with power’

### The Property

This charming semi-detached period cottage is nestled towards the edge of Malmesbury enjoying picturesque views across the opposite fields. Constructed from natural stone with elegant gabled dormers, the cottage has been thoughtfully extended at the rear and offers further potential for enlargement, as evidenced by neighbouring properties. A significant advantage of the property is the private off-street parking for multiple vehicles and a single garage, providing ample space for vehicle and storage needs.

Internally, the accommodation spans approximately 1,170 sq.ft over two floors. The ground floor features a spacious reception room complete with a fireplace as its focal point. An adjoining conservatory benefits from radiator heating allowing for year-round enjoyment. The kitchen is

located at the rear, complemented by a convenient side lobby, a downstairs WC, and a separate utility room.

Upstairs, there are three bedrooms alongside a generous family bathroom, which boasts the convenience of both a separate shower unit and a bath.

Outside, the pretty gardens are mostly arranged to the side, bound by stone walling and filled with established shrubs. A notable addition within the garden is a workshop with power connected, offering excellent potential for a home office or creative space. Across the road, the dedicated parking area provides private parking for several vehicles, in addition to the garage.

### Situation

Malmesbury, voted 'Best Place to Live in the South West' by the Sunday Times in 2026, is



an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. Today, the High Street has numerous independent shops, pubs and restaurants, and there is a new Aldi, Waitrose store and a regular weekly Farmer's market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).

### Additional Information

The property is Freehold with mains gas, drainage, water and electricity. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information and mobile phone coverage. Wiltshire Council Tax Band D.

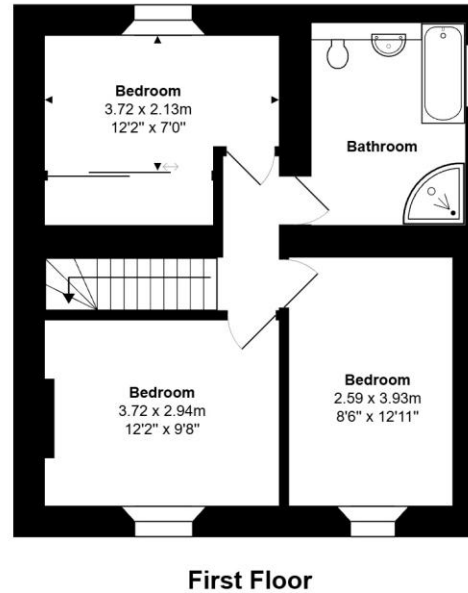
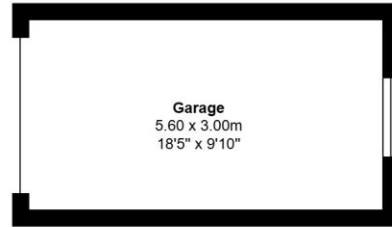
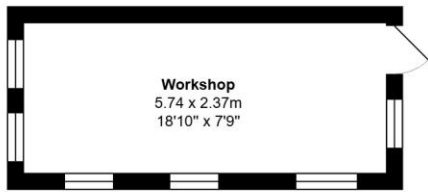
### Directions

From the Waitrose roundabout, follow the B4042 towards Brinkworth. Locate the cottage on the left hand side at the foot of the hill with the garage and parking opposite.

Postcode SN16 9LZ

What3words: ///charmingly.sandpaper.ethic





House Area: 108.8. m.sq. .... 1171 sq.ft.

Total Area: 139.2 m<sup>2</sup> ... 1498 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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