

JAMES PYLE^{CO.}



100 - 102 Gloucester Road, Malmesbury, Wiltshire, SN16 0AL

Grade II listed townhouse
Wonderful charming features throughout
3 large double bedrooms
Further single bedroom and versatile attic room
2 bathrooms
2 reception rooms
Bespoke kitchen/breakfast room with underfloor heating
South-west garden
Easy walking distance of the town centre



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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: 08184953

Price Guide: £595,000

Approximately 1,946 sq.ft excluding cellar

'Filled with character and boasting generous proportions, this charming Grade II listed townhouse offers 4 bedrooms, 2 reception rooms and a sunny south-west garden'

The Property

100-102 Gloucester Road is a striking Grade II listed townhouse situated within a convenient location close to the town centre. Dating back to the 18th Century, the property displays an abundance of charm and character featuring exposed timber beams, sash windows and solid wood flooring. The accommodation is generously proportioned throughout extending to around 1,950 sq.ft across three floors with the addition of a useful cellar for storage below.

The ground floor comprises two front reception rooms both with fireplaces and a kitchen/breakfast room at the rear opening to the garden. The bespoke kitchen is fitted with a dishwasher and induction hob plus there are connections for a washing machine and tumble dryer. The kitchen benefits from underfloor heating. There is a downstairs WC to the side. On the first floor, there are two double bedrooms, a single bedroom and two

bathrooms; a shower room and bathroom with roll-top bath. There is a further double bedroom on the top floor with exposed timber vaulted ceiling and a versatile room adjoining.

The rear garden is a delight and enjoys a sunny south-westerly aspect. There is a private seating terrace off the back of the kitchen and steps lead up to a good-sized lawn which has been levelled in recent years. On street parking is available within the local vicinity as well as public carparks.

The property has potential for the new owners to put their stamp on it. The property does not have a central heating system though mains gas is connected and there is a combi-boiler installed ready for the full system to be completed.

Situation

Malmesbury 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 connected through a combi-boiler alongside a wood-burning stove and open fire, underfloor heating in the kitchen, mains drainage, water

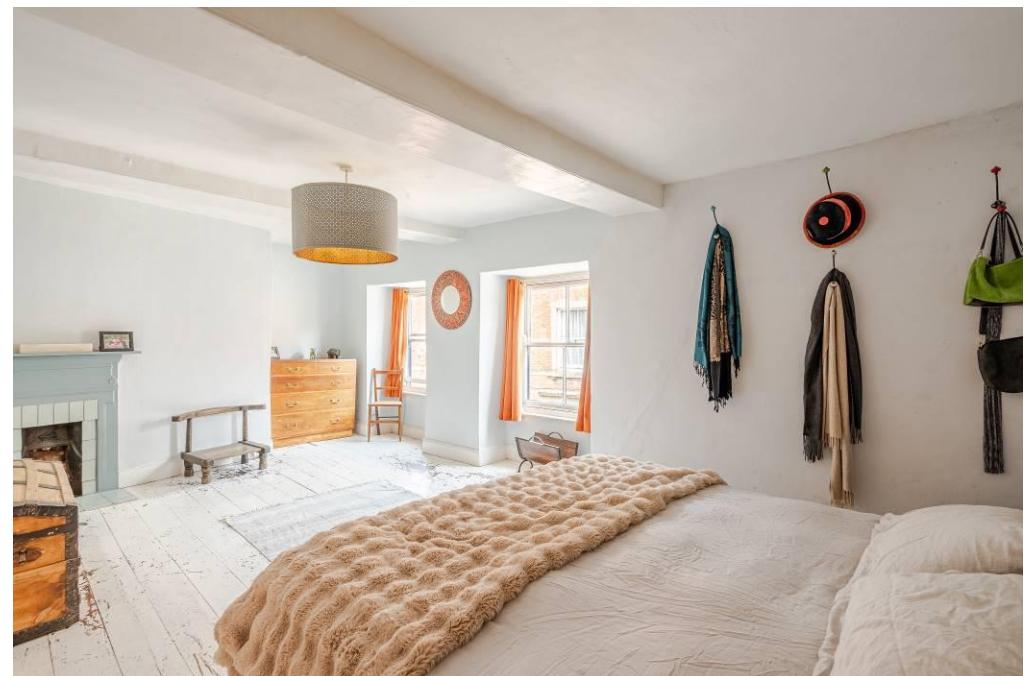
and electricity. The property is Grade II Listed and located within a conservation area. Superfast broadband is available and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Wiltshire Council Tax Band E.

Directions

From the High Street, head north and take the left hand turn onto Gloucester Street and follow the bends around onto Abbey Row. Turn right at The Triangle passing the Three Cups Inn and locate the property shortly after on the left hand side.

Postcode SN16 0AL

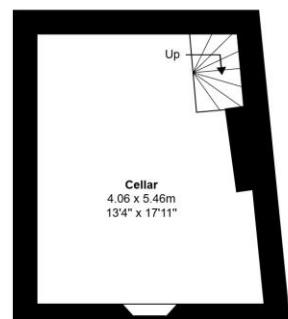
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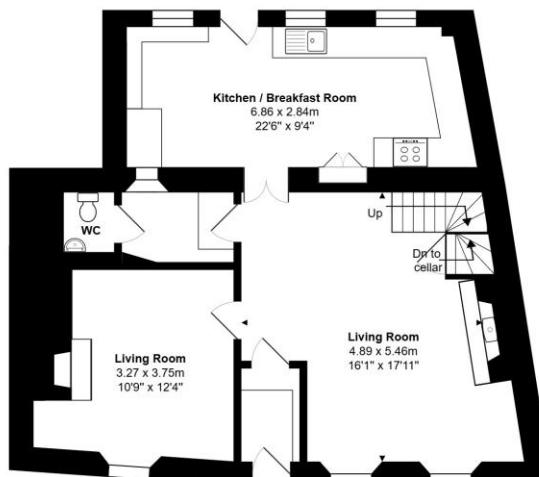


Total Area: 180.8 m² ... 1946 ft² (excluding cellar)

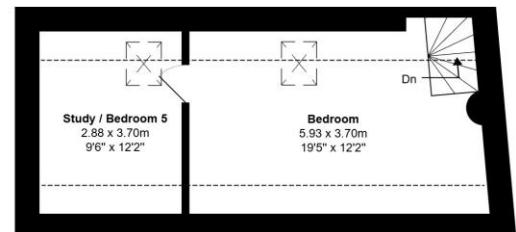
All measurements are approximate and for display purposes only



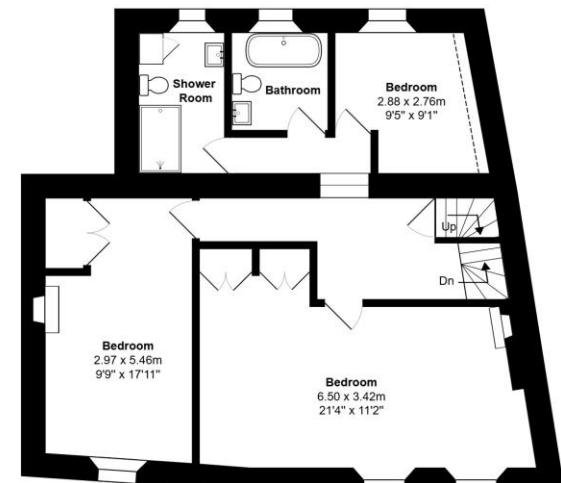
Cellar



Ground Floor



Second Floor



First Floor

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