



📍 Threshing Barn Cottage Burton Hill, Malmesbury, Wiltshire, SN16 0EN

🏠 Guide Price £375,000

An attractive three bedroom detached period cottage with large established rear garden.

- Detached Period Cottage
- Character Features
- Three Bedrooms
- Spacious Sitting Room With Open Fireplace
- Open Plan Kitchen/Breakfast Room
- Rear Porch, Utility and Cloakroom
- Large Established Gardens
- Rural Outlook at End Of Garden
- Driveway To Front With Off Street Parking
- No Onward Chain

🏡 Freehold

🏠 EPC Rating E



Threshing Barn Cottage is a detached period home with attractive Cotswold stone and rendered elevations, offset by double glazed windows beneath a stone tiled roof. This most interesting cottage, with origins dating back to the 18th Century, stands on the rural edge of Malmesbury, yet the town and all local amenities are within easy walking distance. The most deceptive interior is arranged over two floors comprising an open plan kitchen/breakfast room and a spacious double aspect sitting room with feature open fireplace. A door from the kitchen opens into a rear porch, useful utility room and cloakroom. There are three bedrooms and a bathroom on the first floor. Externally a large patio area extends to the full width of the cottage opening to a delightful rear garden that is predominantly laid to lawn. The garden is stocked with a variety of plants and shrubs with established trees and hedging to the boundary, providing a high degree of privacy. There are far reaching rural views from the end of the garden over farmland. A driveway to the front provides off street parking for two cars.

#### **SITUATION**

Conveniently located on the rural edge of this historic town within a short distance of country walks and the picturesque River Avon. The old and new blend perfectly in Malmesbury, narrow medieval streets, ancient monuments and historic gems are complimented by modern shopping and quaint boutiques. This thriving pretty market town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops, including a Waitrose, award winning schools and leisure facilities. Early tributaries of The River Avon pass around the town with pretty walks and the countryside close at hand. There are public transport services and good road access to the larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 junction 17 is only five miles south. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately an hour.

#### **PROPERTY INFORMATION**

Tenure: Freehold

EPC Rating: E

Council Tax Band: E

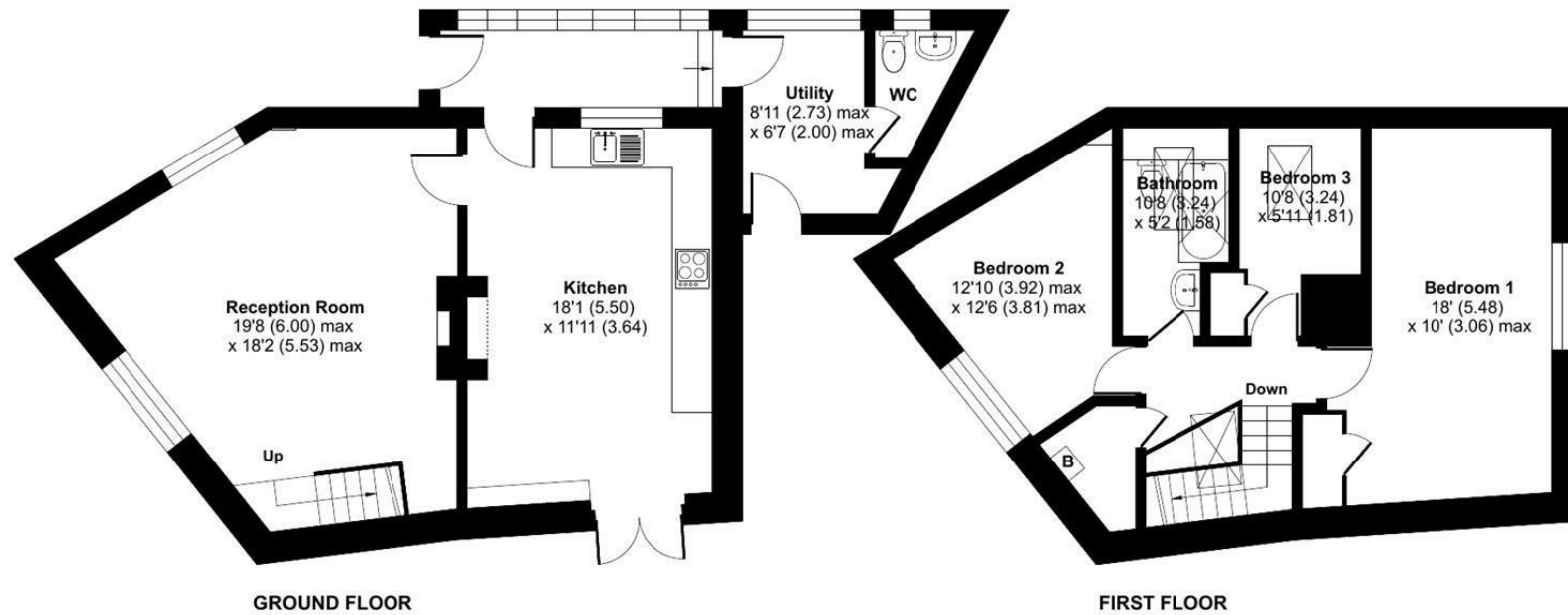
Mains water, drainage and gas central heating.



# Burton Hill, Malmesbury, SN16

Approximate Area = 1164 sq ft / 108.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Strakers. REF: 1399764

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