



📍 3, Twatley Cottages Sherston Road, Malmesbury, Wiltshire, SN16 0QX

🏠 Guide Price £535,000

An attractive double fronted cottage set in a semi rural position with large gardens and stunning far reaching rural views over the surrounding countryside.

- Attractive Period Cottage
- Three Generous Bedrooms
- Family Bathroom + En Suite
- Sitting Room With Wood Burner
- Kitchen Breakfast Room + Conservatory
- Utility + Cloakroom
- Stunning Rural Views
- Large Established Garden
- Home Office/Guest Bedroom Suite/Annexe
- Off Road Parking

🏡 Freehold

🏠 EPC Rating E



An attractive double fronted cottage set in a semi rural position on the western edge of Malmesbury, enjoying stunning far reaching rural views to the front and rear over the surrounding countryside. The well proportioned interior is arranged over two floors comprising, a sitting room with wood burner, a dining room, a double glazed conservatory and a 15'4 kitchen with separate utility room and cloakroom. There are three generous bedrooms on the first floor, the main bedroom having an en suite shower room, and a family bathroom. Externally the large rear garden backs onto open countryside with a delightful rural aspect. The rear garden is laid to lawn with attractive borders stocked with a variety of plants and shrubs with hedged and fenced boundaries providing a high degree of privacy. There is a detached one-bedroom annex, tucked away at the rear of the garden, ideal for use as a home office or providing an opportunity for potential rental income. A gravel driveway to the front provides off road parking for two cars.

#### SITUATION

Located on the western edge of Malmesbury, approximately a mile from the town centre. The hilltop town of Malmesbury is officially recognised as England's oldest borough. Situated on the edge of the Cotswolds, surrounded by two branches of the River Avon, it boasts buildings of golden Cotswold stone and beautiful river walks. Famous for its ancient Abbey and elaborate 15th century Market Cross, the town may well have history round every corner but is also bursting with life, enjoying excellent independent shops, charming cosy pubs, friendly cafes, regular farmers' markets and a busy local events schedule. The recent establishment of the Dyson design and development headquarters on the edge of the town means that Malmesbury is now a centre for technical innovation, allowing the town to truly describe itself as both ancient and modern. Malmesbury is five miles north of the M4 (Junction 17) so within easy commuting distance of Bristol, Bath and Swindon. London is approximately an hours away by train.

#### PROPERTY INFORMATION

TENURE: Freehold

EPC RATING: E

COUNCIL TAX BAND: E

SERVICES: Mains water, oil fired central heating. A new shared waste treatment system has recently been installed; an annual maintenance charge will be shared between 5 cottages - approximately £435.00pa.



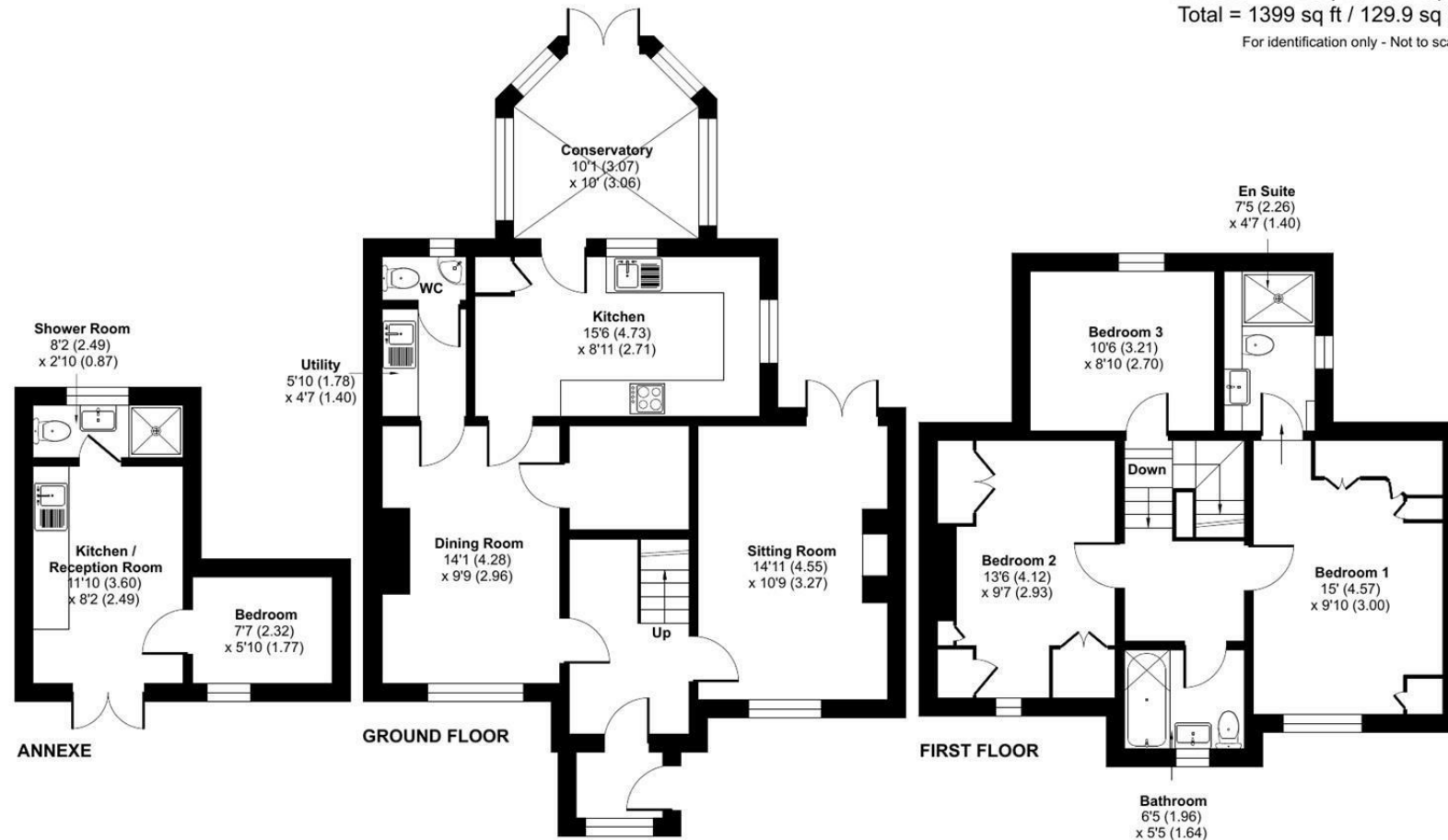
# Twatley Cottages, Sherston Road, Malmesbury, SN16

Approximate Area = 1285 sq ft / 119.3 sq m

Annexe = 114 sq ft / 10.5 sq m

Total = 1399 sq ft / 129.9 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). © nitchecom 2026. Produced for Strakers. REF: 1459356

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