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50 Bristol Street, Malmesbury, Wiltshire, SN16 0AX

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⑨ 50 Bristol Street, Malmesbury, Wiltshire, SN16 0AX

⌚ Guide Price £340,000

A charming two bedroom Grade II listed character cottage with large ground floor area and delightful south facing garden.

- Charming Period Cottage
- Grade II Listed
- Large Ground Floor Living Space
- Retains A Wealth Of Character & Charm
- Two Bedrooms
- Beautifully Appointed Throughout
- Large Established Garden
- Delightful South Facing Aspect
- Useful Outbuilding
- Convenient For The Town

❖ Freehold

㉚ EPC Rating



A charming two bedroom Grade II listed character cottage with large ground floor area and delightful south facing garden. The cottage retains a wealth of inherent character and charm including exposed floorboards, ceiling and wall timbers and sash windows. The ground floor comprises an entrance lobby, an impressive triple aspect sitting room with open fireplace, a fitted kitchen/breakfast room with bespoke handmade units, an 18'4 living room and bathroom. Stairs from the sitting room lead up to a bedroom and day room with a further attic bedroom on the second floor. Externally the large south facing garden is a particular feature being stocked with an abundance of plants, shrubs, roses and trees.

#### SITUATION

Conveniently located in the heart of this historic town, yet 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.

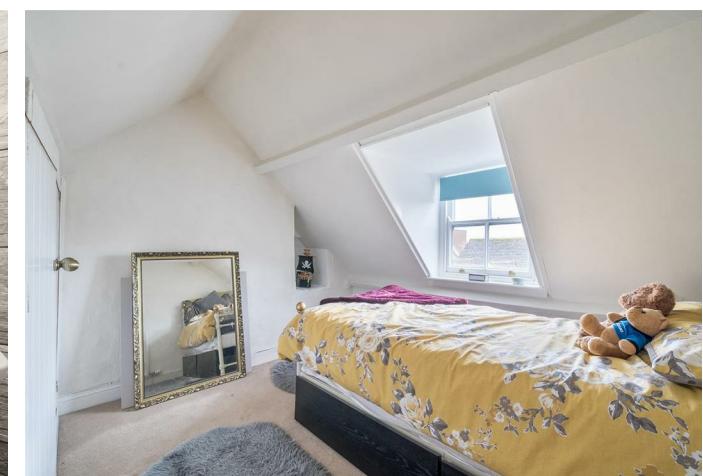
#### PROPERTY INFORMATION

Tenure: Freehold

EPC Rating:

Council Tax Band: B

Mains water, gas and drainage.



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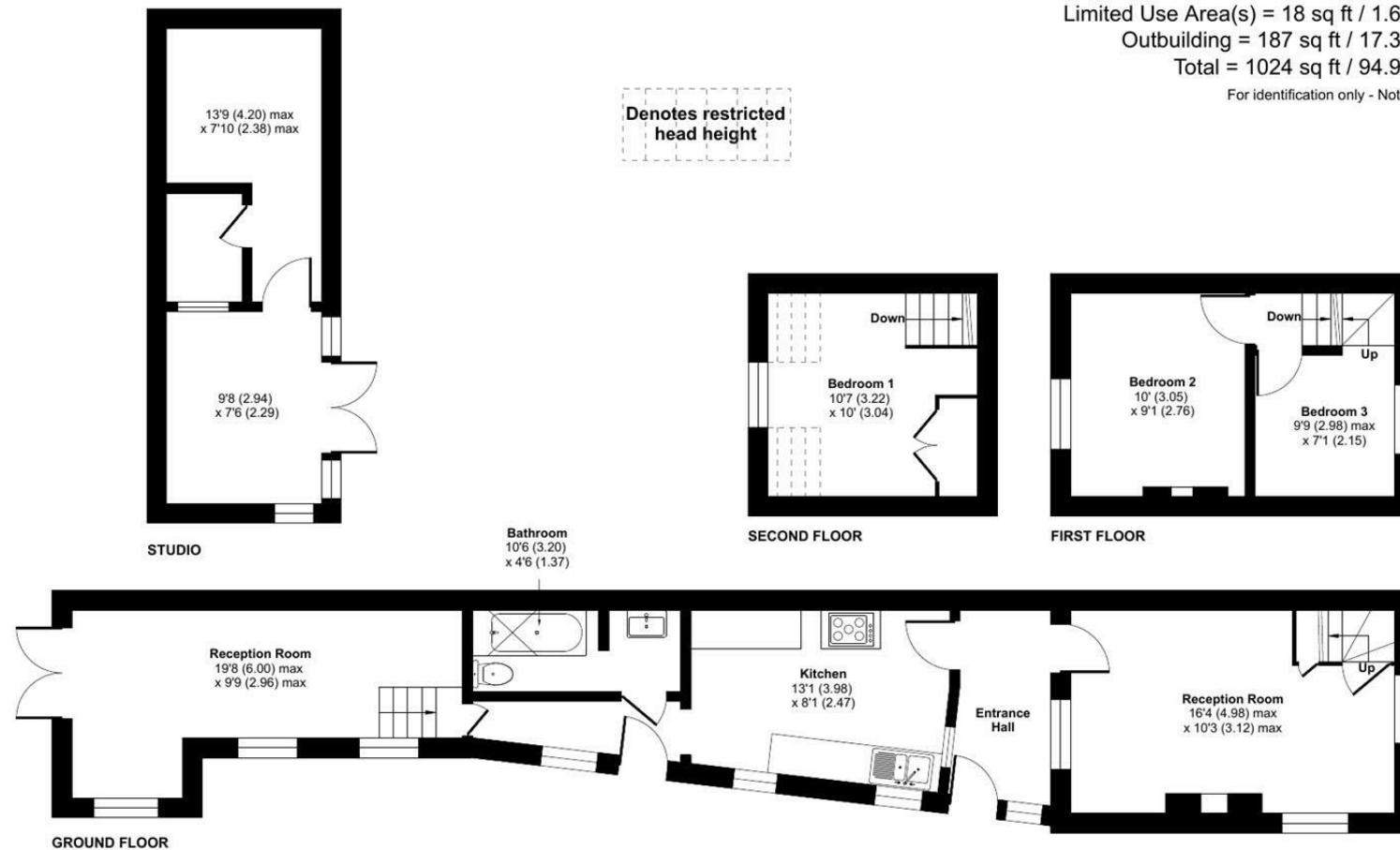
Approximate Area = 819 sq ft / 76 sq m

Limited Use Area(s) = 18 sq ft / 1.6 sq m

Outbuilding = 187 sq ft / 17.3 sq m

Total = 1024 sq ft / 94.9 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). ©niches.com 2026. Produced for Strakers. REF: 1396158

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