

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury
Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



1 Hodder Court, Malmesbury

Price Guide £200,000

Nestled in the heart of Malmesbury, this charming period apartment boasts an abundance of character features, 3 reception rooms, 3/4 bedrooms and/or a study, two bathrooms, including an ensuite to the master.

With far-reaching countryside views from the top floor and an allocated parking space, this property offers a unique opportunity for modernisation while being conveniently close to all town centre amenities.

CHAIN FREE



1 Hodder Court, Malmesbury

Property

A charming 19th-century maisonette, ideally situated in the heart of this vibrant town and within easy reach of a wide range of town-centre amenities.

This spacious property, arranged over 4 floors, retains an abundance of period features, including exposed beams, fireplaces and elegant sash windows, offering a wealth of character and charm. The accommodation is generously proportioned and provides excellent flexibility, with a reception hall, drawing room, dining room and kitchen/breakfast room. There are 3/4 bedrooms and/or a study, while the property also benefits from plentiful storage throughout. The master bedroom has the added advantage of an en-suite, complemented by a family bathroom. The upper floor enjoys far-reaching views across the surrounding countryside. Although the property would benefit from a level of modernisation, it offers a fantastic opportunity to create a beautiful and spacious home, combining period character with the potential for contemporary living. Further benefits include an allocated car parking space and a highly convenient town-centre location, with shops, cafés, restaurants and other amenities all close at hand. Tenure: Leasehold.

General

All mains are connected. The gas boiler in the kitchen provides central heating and hot water. Council Tax Band D - £2,632.23 payable for 2026/27. EPC rating 51 - E.

Tenure

Leasehold - 85 years remaining. The building is managed by Malmesbury Agents, Fielder & Jones. Buildings Insurance & Ground Rent for 2026/27 (June to June) £669.35 (£50 of which is Ground Rent). Annual Service Charge is in the region of £900.00.

Malmesbury

Reported to be England's oldest borough, dating from around 880AD, and voted Best Town in the South West in 2026. Malmesbury is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham and Kemble. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

Directions to SN16 9HH

The property is tucked away just off the High Street. For viewings, please meet us in the office.

