



## 11 Park Street, Malmesbury

## Price Guide £975,000

Extended detached Victorian stone house (2016 sq ft), located in a quiet village location with enviable countryside views close to Malmesbury.

Sitting room, study, kitchen/breakfast room, dining room, utility area with cloakroom. Further kitchen.

Master bedroom with en-suite, 4 further bedrooms. family bathroom, shower room.

Integral garage, oak framed garage, outbuildings, greenhouse, mature gardens, countryside views.



# 11 Park Street, Malmesbury

## Property

An extended detached Victorian stone house, set back on a quiet lane in a sought-after village location close to Malmesbury. The property enjoys wonderful far-reaching views over open countryside, together with impressive outbuildings, extensive garaging and mature established gardens.

The versatile accommodation is ideal for family living and offers excellent flexibility for multi-generational occupation or the creation of a self-contained annex. The ground floor comprises a welcoming sitting room with fireplace, separate office/study, dining room, kitchen, utility area and cloakroom. In addition, there is a further ground floor kitchen area with its own separate entrance, providing excellent potential for independent living accommodation.

On the first floor, the master bedroom benefits from an en-suite shower room, alongside four further bedrooms, a family bathroom and a separate shower room. Outside, the property is approached via a lane to the gated driveway providing generous parking, together with an integral garage, a fabulous oak framed garage and a range of additional outbuildings, with potential to create further accommodation/annex/studio (STPP). The beautiful established gardens comprise lawned areas with mature planting, vegetable and fruit patches, and enjoy delightful open views across the surrounding countryside.

## General

Mains water, electricity and drainage are connected. An oil fired boiler provides central heating and hot water. Solar panels also contribute to the cost of hot water heating. UPVC double glazed doors and windows are fitted throughout. Council tax band G - £4,035.57 payable for 2026/27. EPC rating band D - 58.

## Charlton

The desirable rural parish of Charlton offers a charming village setting with a strong sense of community. Amenities include the well-regarded village pub and restaurant, The Horse & Groom, together with a historic 12th-century parish church. Many of the village's activities centre around the busy Village Hall, which has a large adjacent playing field including the village cricket pitch. The neighbouring and vibrant market town of Malmesbury lies approximately two miles to the west and is widely regarded as England's oldest borough, with origins dating back to around 880 AD. The town is renowned for the magnificent Malmesbury Abbey, a beautiful 12th-century abbey, as well as the historic Malmesbury Market Cross dating from the 15th century. Its charming High Street offers 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 9DF

From Malmesbury take the B4040 east towards Cricklade and Minety. On entering Charlton, turn left at the bend into Park Street. Just before the Church, the property can be found on the right, at the end of a quiet lane (denoted by our For Sale board).

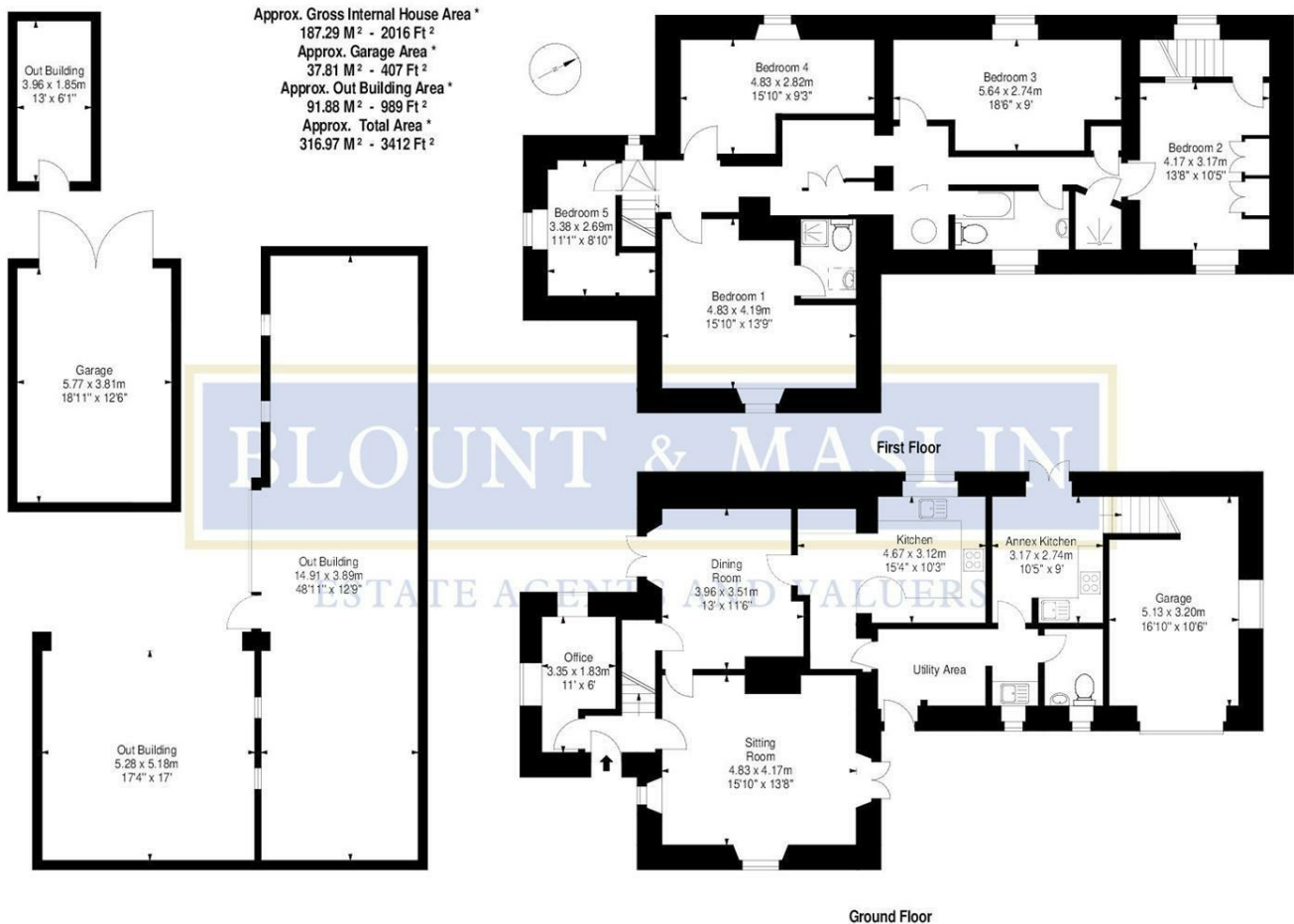


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice