BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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6 St Johns Street, Malmesbury

Price Guide £299,950

Charming Grade II Listed cottage dating back to the mid 17th Century, ideally situated in a sought after location in the heart of Malmesbury, with a wealth of character and original features.

A lovely period home with a cosy feel throughout, complemented by an enclosed rear garden and versatile outbuilding, providing an ideal studio or home office space.
NO ONWARD CHAIN







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The Property
Dating back to the mid 17th century, this charming Grade II Listed cottage occupies a central position in the heart of Malmesbury with a wealth of character and original features, including exposed beams and stone walls. The sitting room features a log burning stove, while the kitchen has been refitted with a range of appliances. On the first floor are two double bedrooms and a bathroom with white suite and shower over the bath. To the rear, the enclosed garden also features a useful and versatile outbuilding with power and light, ideal as a studio or home office.

General
All mains are connected. A gas combination boiler provides central heating and domestic hot water. Council Tax band C - £2,339.76 payable for 2026/27. EPC rating C - 72

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 9BW
Proceed down the High Street and take the first left onto St John's Street, where the property can be found on the left hand side, denoted by our for sale board.



While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.