

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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15 Burnivale, Malmesbury

Price Guide £280,000

* UNEXPECTEDLY RE-AVAILABLE * A beautifully presented Grade II Listed cottage (582 sq ft) within walking distance of the town centre.

Double bedroom, bathroom. Dual aspect sitting room, dining room with log burning stove, kitchen.
Fabulous south facing garden, with views of the River Avon.



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The Property

This four-storey Grade II Listed cottage offers character features throughout, including exposed beams and fireplaces. Located in a quiet position with views over Daniel's Well, the property features a courtyard garden, with brick built former privy and pathway leading to a large, primarily lawned garden with ample space for vegetable growing. The garden enjoys views of the River Avon and benefits from a south facing aspect, providing plenty of sunlight. A unique property offering historic charm, practical outdoor space and proximity to local amenities.

General

All mains are connected. A combination boiler provides gas central heating and hot water. Council Tax Band B - £1,949.31 payable for 2025/26. There is no EPC requirement as the property is listed. NB: A right of way exists, across the rear of the property, providing rear access for the neighbouring cottage, number 13.

Malmesbury

Malmesbury lies close to the border of Wiltshire and Gloucestershire, 14 miles south of Cirencester and 10 miles north of Chippenham, with Swindon 16 miles to the east and Bath 24 miles to the west. It has a good selection of shops including a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and an Ofsted rated Outstanding secondary school. It is also home to the UK headquarters of Dyson, who employ over 3000 people. 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, Kemble and Swindon.

Directions to SN16 0BL

At the top of the High Street bear left and continue past the Abbey to The Triangle. Here turn left onto Bristol Street and immediately left into Burnivale. The cottage is a short distance down the hill on the right hand side.

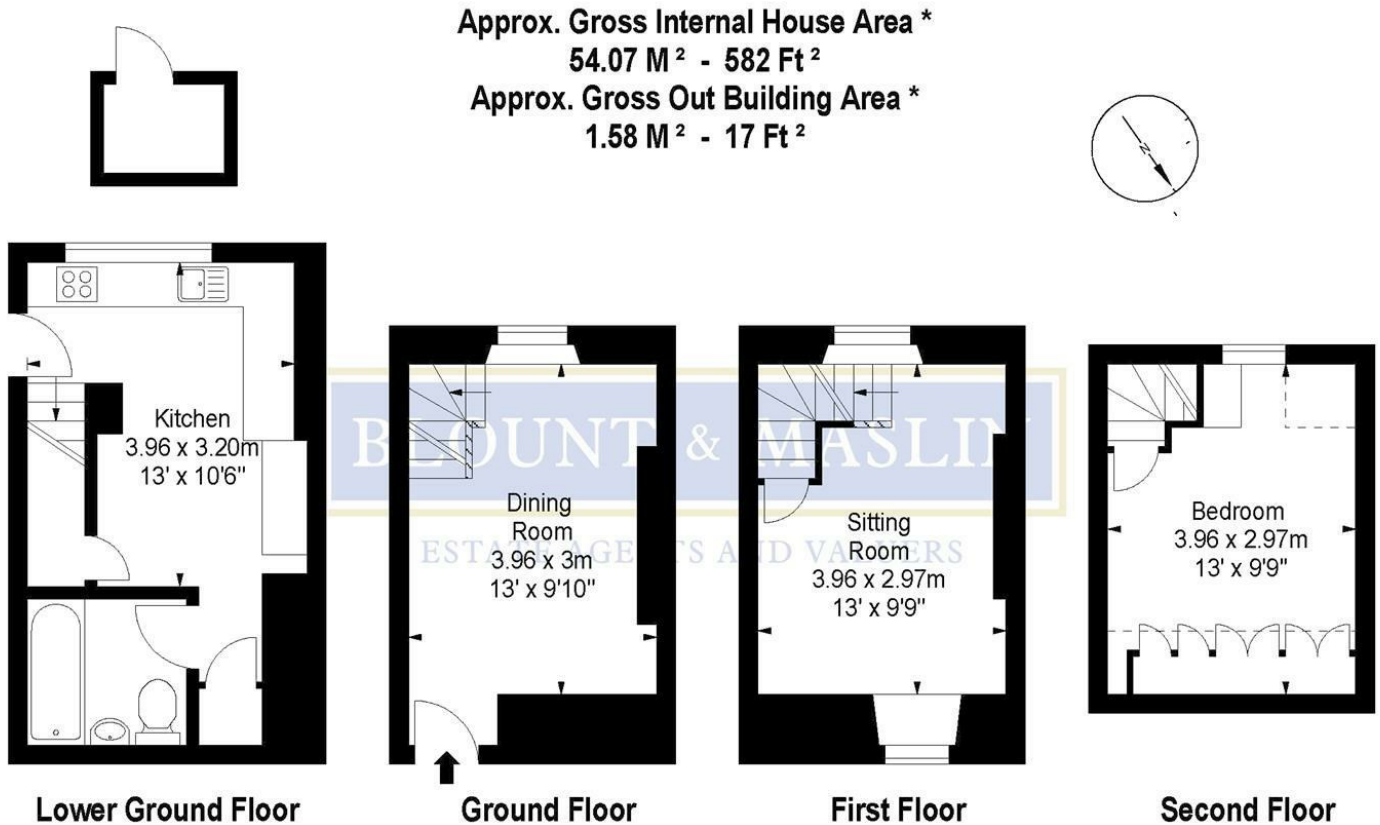


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice