



## Hytte Barn , Malmesbury

Price Guide £595,000

A DELIGHTFUL BLEND OF OLD MEETS NEW.

A wonderful character home (1117 sq ft), on the southern edge of the town.

Two double bedrooms, luxury bathroom. Hall, sitting and dining areas,  
superb kitchen/breakfast room, cloak/utility room.  
Walled south west facing garden, parking for 2 cars.



# Hytte Barn , Malmesbury

## The Property

Hytte Barn - Norwegian for country cottage, lies in the curtilage of the Grade II Listed Burton Hill House on the southern edge of the town, close to fields and countryside walks. It was refurbished and sympathetically extended in 2017 and since then, the current owners have undertaken further substantial improvements, with meticulous attention to detail. The windows have been replaced with Heritage approved Residence 9 triple glazed units. A new kitchen has been installed with shaker style units painted in partridge grey, with oak drawer boxes, and complementary quartz work surfaces. There is now attractive stone flooring throughout the ground floor, and the boiler has been upgraded and provides under floor heating on the ground floor, with period style radiators on the first floor. Natural materials are abundant throughout, with oak latch doors, and vaulted ceilings with original timbers on the first floor. These factors combine to offer the perfect harmony of period aesthetics with modern low maintenance living.

## The Accommodation

The wide, recessed oak front door leads into a hall with steps down to the dining room with curved staircase off and principle living area. To the right is the newly fitted utility room, with sleek grey tiled floor and warm oak full Stave countertops, creating a practical yet stylish finish. It includes a WC and sink, complemented by a slim black wall radiator and automatic lighting for added convenience. The navy wooden cupboards neatly house an LG ThinQ washing machine with a dryer stacked above, maximising space. Opposite the utility, there's a charming wooden unit with wicker storage baskets, along with a dedicated area ideal for boots and coats - perfect for keeping everything organised and tucked away. The sitting area has a multi fuel stove, adding winter comfort to the under floor heating. On a split level to the left is the fabulous kitchen/breakfast room, which has an island unit with an overhang for stools, an undermounted sink with mixer tap. There is an electric Rangemaster with ducted Samsung extractor over, Samsung freestanding dishwasher, Fisher & Paykal American style fridge freezer, a larder unit, and west facing sliding doors into the

garden. On the first floor, the generous master bedroom is dual aspect and has a wealth of exposed beams. The bathroom next door features a double ended bath with rain shower over, a vanity basin and WC with concealed cistern. There is a further double bedroom to the front of the property, benefitting from the morning sunshine. Both bedrooms feature plantation style shutters.

## Outside

There is gravelled off-road parking for two cars, an Andersen EV charging point, external power and a tap. To the right is a useful shed and log store, plus space for wheeled bins and the like. From the parking area, a hardwood gate leads into the walled garden which features a central area with artificial grass, surrounded by gravel, with two external power supplies and garden lighting.

## General

All mains connected. The Worcester gas boiler is cleverly concealed behind basket storage in the entrance hall and supplies wet underfloor heating to the ground floor and radiators upstairs. Council Tax Band E - £2,924.14 payable for 2026/27. EPC rating C - 72.

## Location

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 0EL

Proceed down the High Street, past the Silk Mills and at the Priory roundabout take the A429 heading south towards Chippenham. As you leave the town there is a Lodge House on your right, by a pillared entrance. Turn in here, bearing right, onto a private drive that leads to the property.

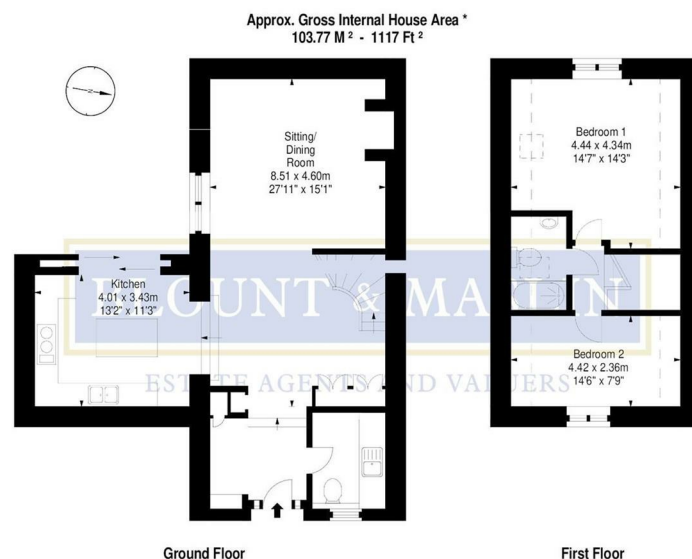


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice