BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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21, Oxford Street, Malmesbury

Price Guide £575,000

A charming Listed cottage (1512 sq ft) in the heart of the town centre and within the 'Old Walls', with the rare benefit of a garage.

4 bedrooms, family bathroom and en suite shower. Lobby, sitting room, dining area, kitchen, utility room and pantry. Secluded walled courtyard garden.

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The Property

This charming former Gighouse is Grade II Listed and dates from c1830. It is of coursed, squared limestone construction with an ashlar plinth. There are many period features including a number of fireplaces, exposed timbers and original floorboards on the upper floors. It has been improved and well maintained by the current owners, with the external joinery having just been repainted. The large garage is perhaps best suited for a classic car, or presumably could be incorporated into the living accommodation, subject to obtaining the necessary Listed building consent. The walled courtyard is a delightful feature and is very secluded.

The Accommodation

The wooden front door leads into a timber framed lobby with stylish coat hooks and shelving beneath for shoes. An opening leads into the dining area, with an open fireplace fitted with a log burning stove. A large sash window to the front has shutters and a window seat. There is terracotta flooring and a well with a glass and ornate metal screen. A step up leads to the sitting area with a second fireplace again with a log burner. and shelving in the recess to the side. There is oak flooring and a side window has shutters. A door leads off to the kitchen which has a range of units including a Rangemaster dual-fuel cooker, an integrated fridge, freezer and dishwasher. There is a butlers sink and a water softener. A Conservation rooflight and side windows provide excellent natural light. There is a door to the courtyard and steps down to the utility area with a double under-mounted sink and space for the washing machine. A door leads to a useful pantry with shelving, and an attractive mosaic tiled floor. A sliding door off gives access to the garage. On the first floor the light and airy main bedroom is dual aspect with shutters and an understair cupboard. The family bathroom is in a period style, with a shower over the bath, WC and vanity basin, with a shelved linen cupboard to the right. Bedroom 4 at the rear has a Victorian grate, some lovely wall shelving and is currently used as a home office. Both the bedrooms on the second floor have built-in wardrobes and vaulted ceilings with exposed timbers. The one at the rear is dual aspect and has a well appointed en suite shower, while the one at the front has a view towards the Abbey.

Outside

Approached from the kitchen is a charming walled courtyard garden. It is very private, paved and has a side gate onto Holloway.

General

All mains connected. The Worcester gas combination boiler is in the utility room. Council Tax Band D - £2,506.25 payable for 2025/26. There is no EPC as the property is Listed.

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 9AX

At the top of the High Street bear right onto Oxford Street, and at the T junction turn left. The property is on your right hand side as you enter Holloway.

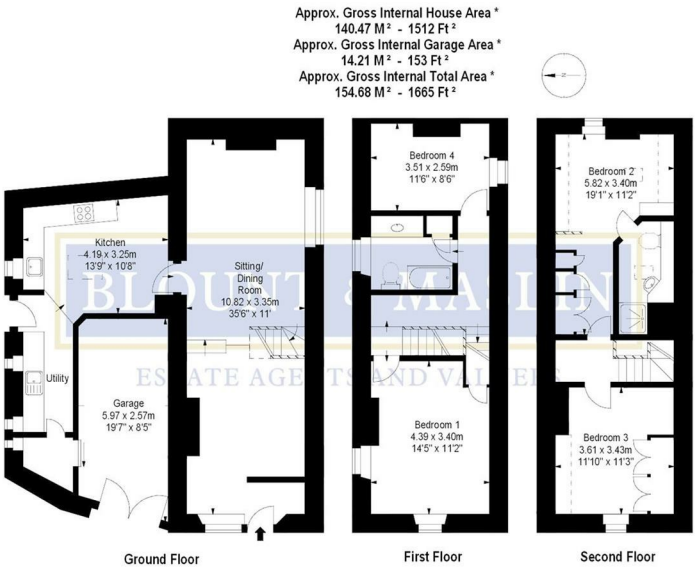

Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice

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.