

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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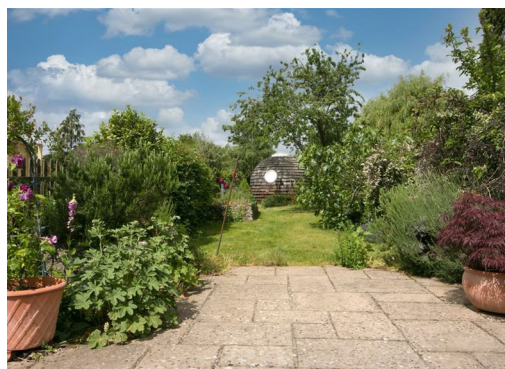


22 Gastons Road, Malmesbury

Price Guide £595,000

Charming period mid-terrace cottage (1388 sq ft) with parking, generous living accommodation and a convenient location within easy reach of town amenities.

Entrance porch, sitting room, kitchen/dining/family room, utility/cloakroom.
3 double bedrooms, family bathroom. West facing rear garden with home office.
Off road parking.
CHAIN FREE



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The Property

This charming terraced period cottage has been thoughtfully updated and extended to create a wonderful family home that beautifully combines character and modern comfort.

Rich in original features, including exposed beams and attractive stone walls, the property offers warm and inviting accommodation throughout. An entrance porch leads into a cosy sitting room, complete with a wood-burning stove, while the impressive open-plan kitchen, dining and family room forms the heart of the home. Benefiting from underfloor heating and newly installed aluminium doors opening onto a sunny west-facing patio, this space is ideal for both everyday living and entertaining. A large area and practical utility room/cloakroom adds further convenience. Upstairs, there are three generous double bedrooms with built-in storage and a well-appointed family bathroom.

Outside, the mature west-facing garden offers a private and peaceful retreat, ideal for relaxing and entertaining in the evening sun. Part of the garden includes mature apple trees, raised vegetable beds, and well-established fruit planting, creating a productive outdoor space. A large garden shed provides excellent storage for tools and equipment. A standout feature is the Archipod home office, offering a stylish and well-equipped workspace, perfect for remote working, or pursuing creative hobbies.

The property also benefits from a parking area to the front of the cottage.

General

All mains connected. The annually serviced gas boiler supplies central heating and hot water. The current owners replaced the roof in 2018. Council Tax band D - £2,632.23 payable for 2026/27. EPC rated C - 71.

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 0BE

At the top of the High Street, bear left and continue past the Abbey to the Triangle. Here turn left onto Bristol Street and take the second right into Gastons Road. The cottage is half way up on the left.

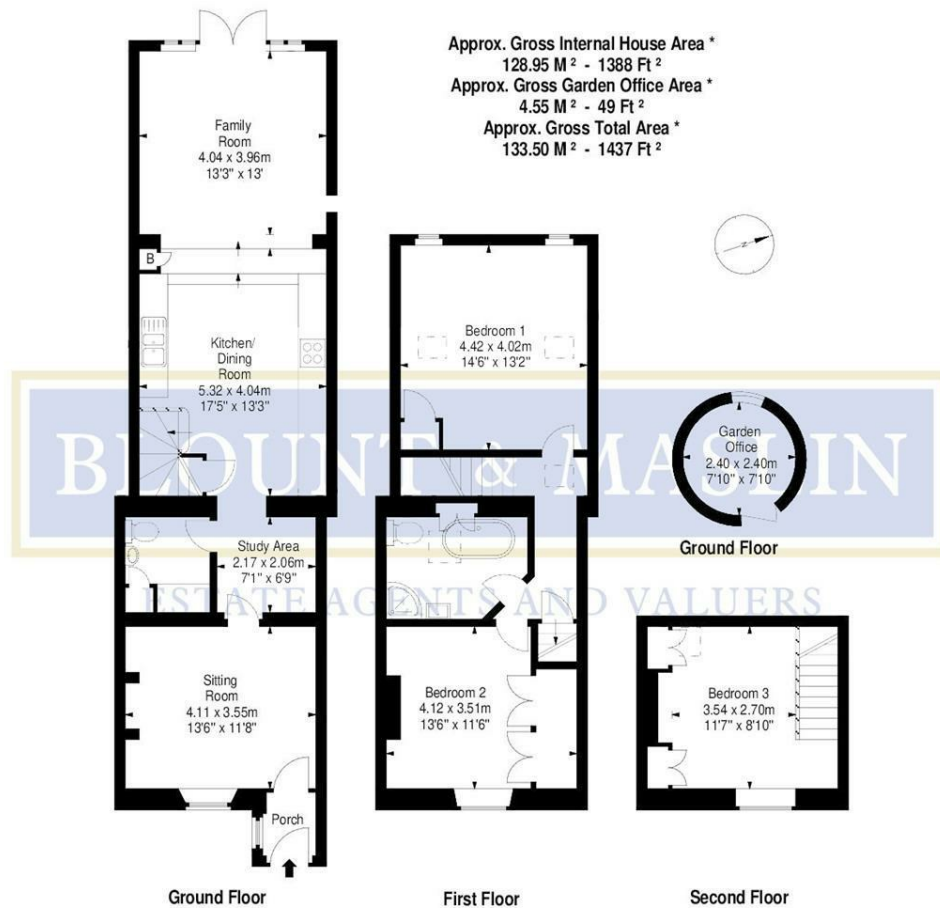


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practices