

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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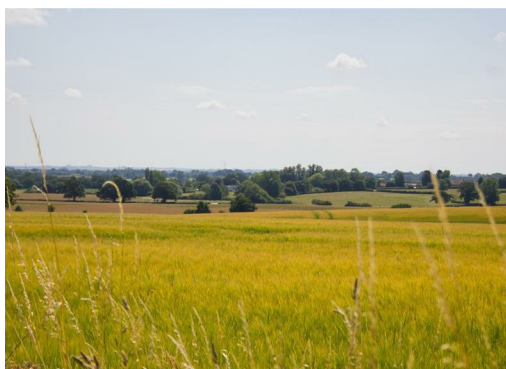
Holly Cottage , Malmesbury

Price Guide £650,000

An extended semi-detached cottage (1372 sq ft), backing onto open countryside,
overall plot extending to 0.34 acres.

3 double bedrooms, family shower room. Entrance hall, boot room, cloakroom,
sitting/dining room, kitchen/breakfast room.

Timber clad outbuilding with power and light. Ample driveway parking.



Holly Cottage , Malmesbury

The Property

Originally part of the Charlton Park Estate, this semi detached cottage was thought to have been built in the 1930s. The current owners have lived in the property since 1972. They have extended the property twice and refurbished throughout. The windows are UPVC with double glazed units and the oil fired boiler has been replaced and installed outside, alongside the kitchen wall.

The Accommodation

The front door opens into the hallway with stairs to first floor and doors off to the cloakroom and a useful boot room, with space for two appliances. The L-shaped sitting/dining room is a lovely light and airy space. The sitting area has a fireplace with log burning stove and French doors into the garden. The well appointed kitchen/breakfast room benefits from a view to over the fields to the rear and French door to the garden. Upstairs there are three double bedrooms and a family shower room, with large walk-in shower.

Outside

A gravelled driveway leads to the property, where there is ample parking and turning space. The lovely garden is a particular feature of the property and predominantly lies to the side and front of the cottage. It is chiefly lawned with paved/gravelled seating areas, many specimen trees and well stocked flower and shrub borders. There is a timber clad building, divided into two, with power and light in one, making an ideal workshop. There is also an outside tap, power and lighting.

General

Mains water, electricity and drainage are connected. The oil boiler, situated outside the property, supplies central heating and hot water. Council Tax Band D - £2,276.99 payable for 2025/26. EPC rating band D-56.

Milbourne

Milbourne is a semi rural location on the outskirts of Malmesbury which is reputed to be one of the oldest boroughs in the country. It has a comprehensive range of shops including a Waitrose, a library, museum and sport centre with swimming pool. There are various cultural activities including events at the lovely old Abbey. The proximity of the M4 motorway provides easy road travel to the major employment centres of the area including Swindon, Bath and Bristol. There are mainline train services from Chippenham, Kemble and Swindon.

Directions to SN16 9JA

Proceed up the bypass and at the Wychurch roundabout take the third exit signposted to Charlton. Turn almost immediately right to Milbourne and continue to the far end of the hamlet. The house is on your right hand side, denoted by our 'For Sale' board.

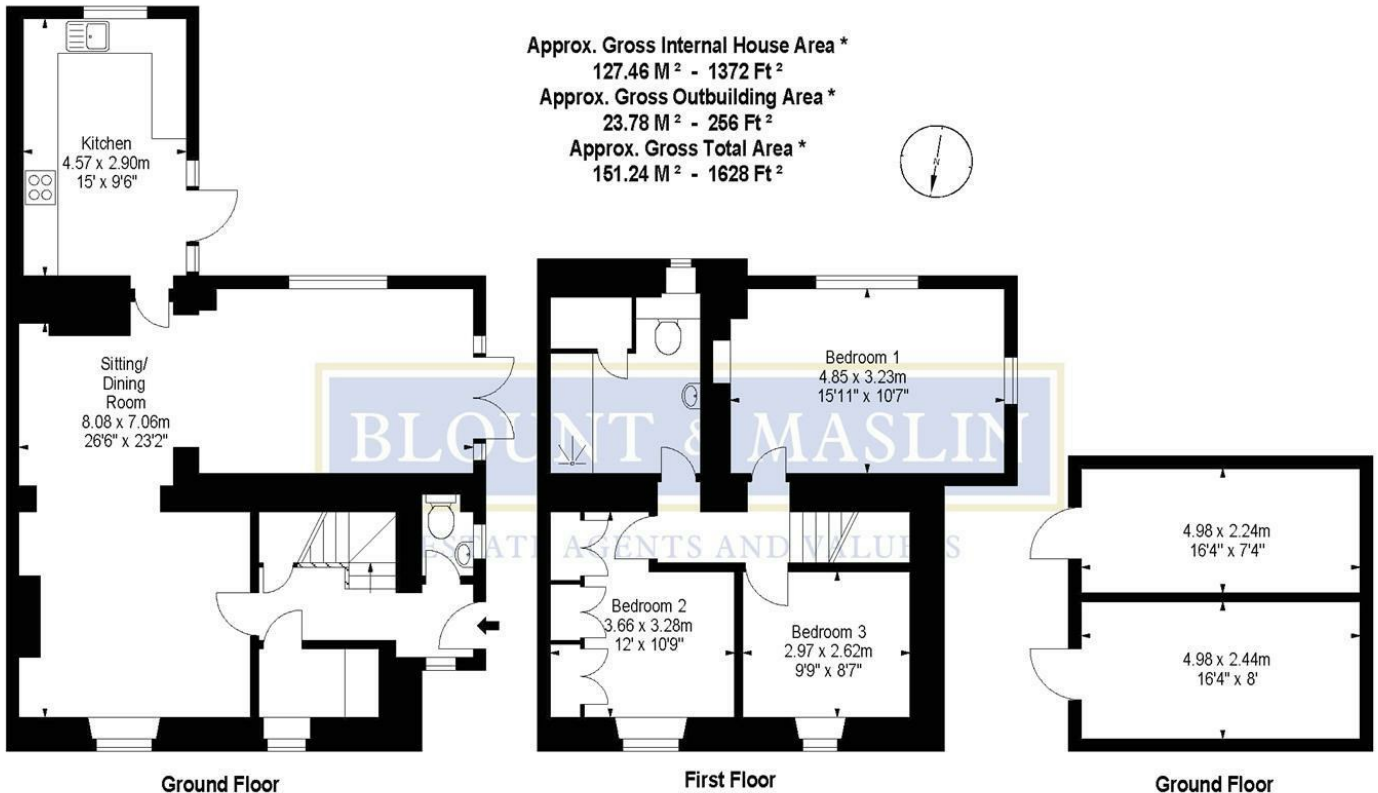


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice