

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 23 Gastons Road, Malmesbury

Price Guide £475,000

An extended cottage (1006 sq ft) refurbished to an exceptional standard, situated within walking distance of the town centre.

- 3 double bedrooms, family bathroom, en-suite shower room.
- Open plan ground floor living space with log burning stove and newly fitted kitchen.
- Courtyard and generous lawned garden.
- 2 rental car parking spaces available, if required.



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# 23 Gastons Road, Malmesbury

## The Property

A tastefully refurbished and extended three-bedroom terraced cottage, arranged over three floors and finished to a high standard.

The ground floor features a spacious open-plan sitting and dining area with log burner, leading into a newly fitted kitchen with roof lantern. On the first floor is a good-sized second bedroom and a family bathroom with shower over the bath. The top floor includes a generous master bedroom with en-suite shower room and far reaching views over the town rooftops and abbey, along with a third double bedroom featuring a large dormer window to the front.

Outside, a levelled and paved courtyard garden with slatted fencing leads via a pathway to a further generous lawned garden, complete with paved seating area, wooden shed, and gated rear access providing a shortcut into the town.

The property offers a bright, spacious layout with modern finishes and period charm throughout.

Two parking spaces, in the car park opposite, are currently rented at £70 per space per month and can be transferred to the new owner.

## General

All mains are connected. The property benefits from a recently installed Worcester gas combination boiler. Council Tax Band D - £2506.25 payable for 2025/26. EPC rating Band C The full report is available on our

website or paper copy upon request. The property benefits from side access, also used by the neighbouring cottage, number 25, who have a right of way to the rear of their property.

## Malmesbury

Reported to be England's oldest borough, dating from around 880AD, 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.

## Directions to SN16 0BD

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 can be found on the right hand side, opposite the car park, denoted by our 'for sale' board.

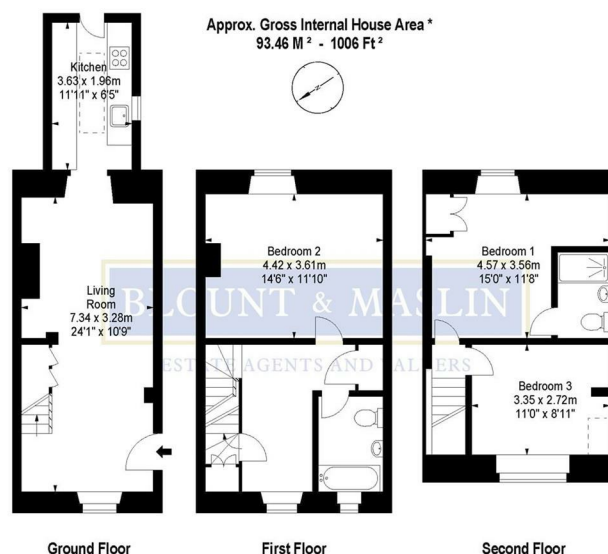


Illustration For Identification Purposes Only. Not To Scale

\* 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.