

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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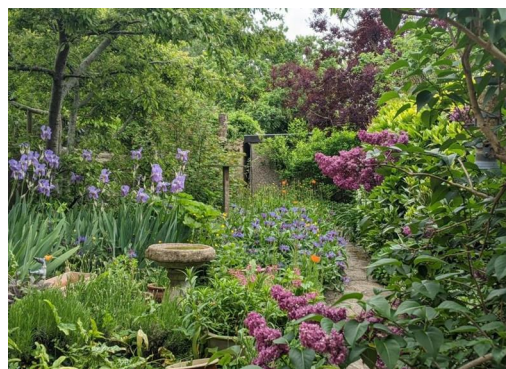
## 3 Gastons Road, Malmesbury

Price Guide £425,000

Charming Grade II Listed end-terrace cottage (1022 sq ft) close to town centre

3 bedrooms, sitting room, dining room, kitchen, family bathroom.

Off road parking, garage, mature gardens.



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# 3 Gastons Road, Malmesbury

## The Property

This delightful Grade II Listed end-terrace cottage arranged over three floors, is ideally situated close to the town centre and its amenities. Known to locals as Pippin Cottage, this characterful home benefits from off-street parking and a garage. Outside, the large mature garden is split into two sections, with established vegetable beds and planting that create a peaceful haven for birds and local wildlife. The cottage is rich in period features, including exposed stone walls, timber beams and wooden floorboards, creating a warm and inviting atmosphere throughout. The accommodation comprises a cosy sitting room, kitchen and separate dining room on the ground floor. Upstairs are two double bedrooms, a further bedroom, and a family bathroom, offering flexible living space across three levels. Outside, the mature garden is thoughtfully planted with established trees and fruit varieties, providing a private and tranquil setting. Several sunny outdoor seating areas make it ideal for relaxing or entertaining. A rare opportunity to acquire a charming period cottage combining character, garden space and practical parking, all within easy reach of local facilities.

## General

All mains connected. The gas boiler, installed in 2021, supplies central heating and hot water. Council Tax band D - £2,632.23 payable for 2026/27. A shared pedestrian right of way runs behind the garage, allowing two neighbouring properties access to the rear of their homes.

## 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 and London Heathrow is within easy reach along the M4.

## 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 is a short distance on your right hand side immediately after the lane.

Approx. Gross Internal House Area \*

94.94 M<sup>2</sup> - 1022 Ft<sup>2</sup>

Approx. Gross Garage Area \*

7.71 M<sup>2</sup> - 83 Ft<sup>2</sup>

Approx. Gross Total Area \*

102.65 M<sup>2</sup> - 1105 Ft<sup>2</sup>

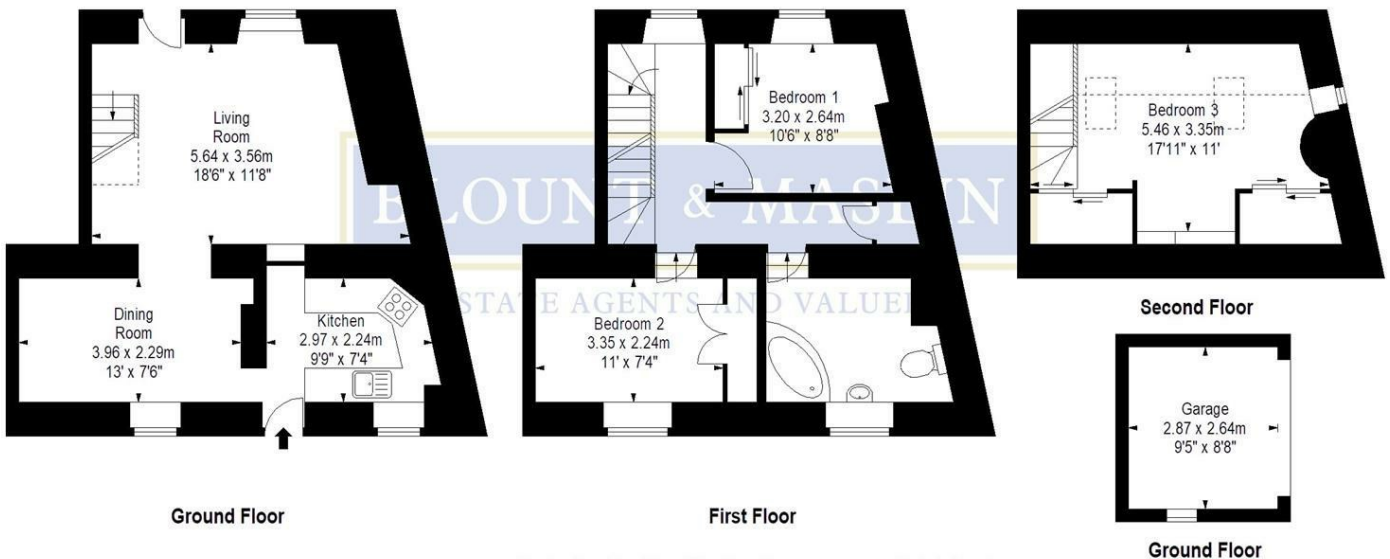


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice