BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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21 The Maltings, Malmesbury

Price Guide £399,950

A well-presented three-bedroom riverside home in a sought-after location, within easy reach of the town centre.

The property offers a reconfigured kitchen/breakfast room, a spacious sitting room overlooking a west-facing garden, allocated parking for 2 vehicles, and direct riverside frontage, combining modern living with a peaceful setting.
NO ONWARD CHAIN







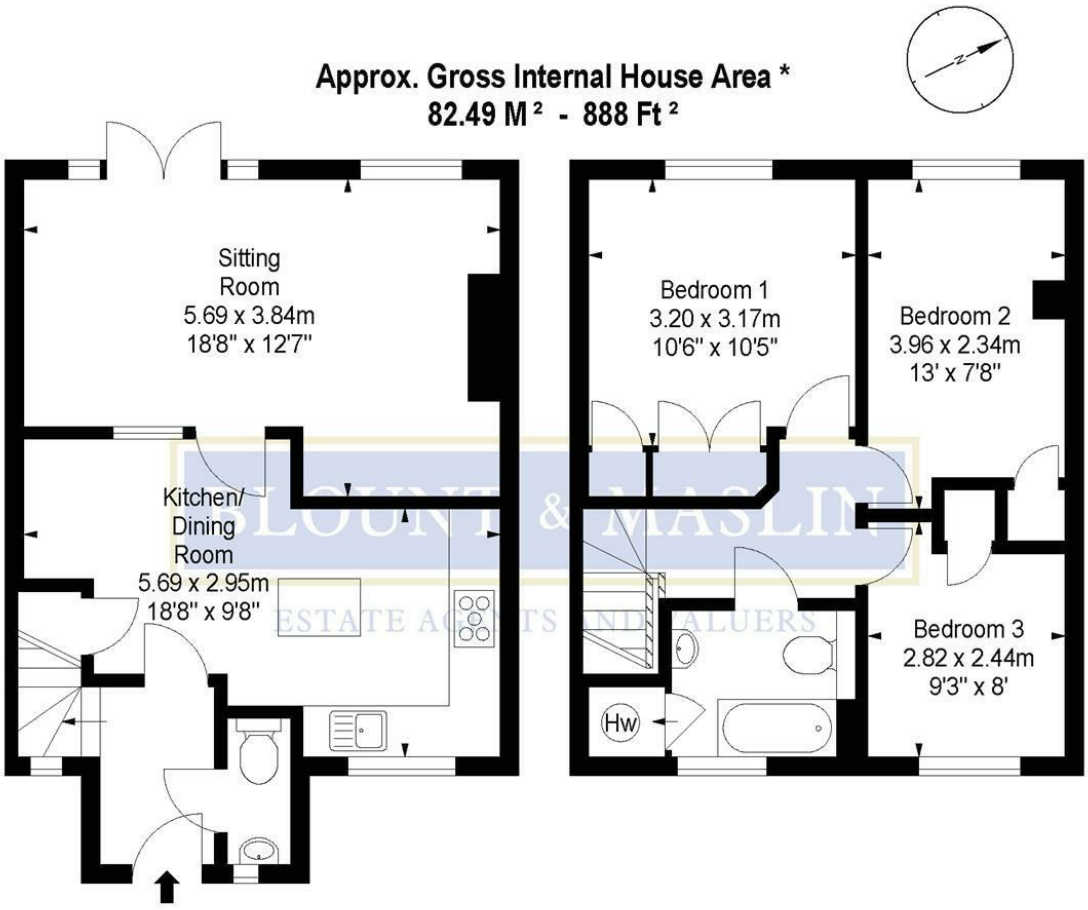
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The Property
Built around 30 years ago, this attractive riverside home enjoys a highly sought-after location, combining the convenience of being close to the town centre with the tranquillity of a picturesque countryside setting.
The accommodation has been thoughtfully reconfigured to create a kitchen/breakfast room, ideal for everyday living. An inviting entrance hall leads to a cloakroom and the kitchen, while an arched internal window and door open into the rear-facing sitting room. This welcoming space features a stone open fireplace with built-in shelving on either side, and double doors that open directly onto the garden.
Upstairs, the property offers three well-proportioned bedrooms, each benefiting from built-in storage, together with a family bathroom.
Outside, the front of the property provides a block-paved parking space, with the added benefit of a second allocated parking space nearby. The delightful west-facing rear garden is designed for easy enjoyment, featuring a paved patio, lawn, log store and garden shed. A charming picket fence borders the end of the garden, where it adjoins the river, creating a peaceful and attractive waterside outlook.

General
The property is Freehold. All mains connected. The gas boiler is in a cupboard in the kitchen. Council Tax band D - £2,632.23 payable for 2026/27. EPC rating D - 64. There is a management company consisting of a selection of residents and a service charge for maintenance of communal areas, and a sinking fund for the road, currently around £300 per annum.

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 0RN
At the top of the High Street bear left and continue to the Triangle. Here turn left onto Bristol Street and almost immediately left into Burnivale, which leads to The Maltings.



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.