BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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7 The Knoll, Malmesbury

Price Guide £425,000

Attractive cottage-style property offering 818 sq ft of well-presented accommodation, an open countryside outlook and beautifully landscaped rear garden, within walking distance of the town centre.

Further benefits include three bedrooms, an insulated garden office, integral garage with potential to extend subject to planning, and direct access to a footpath through the adjoining countryside.







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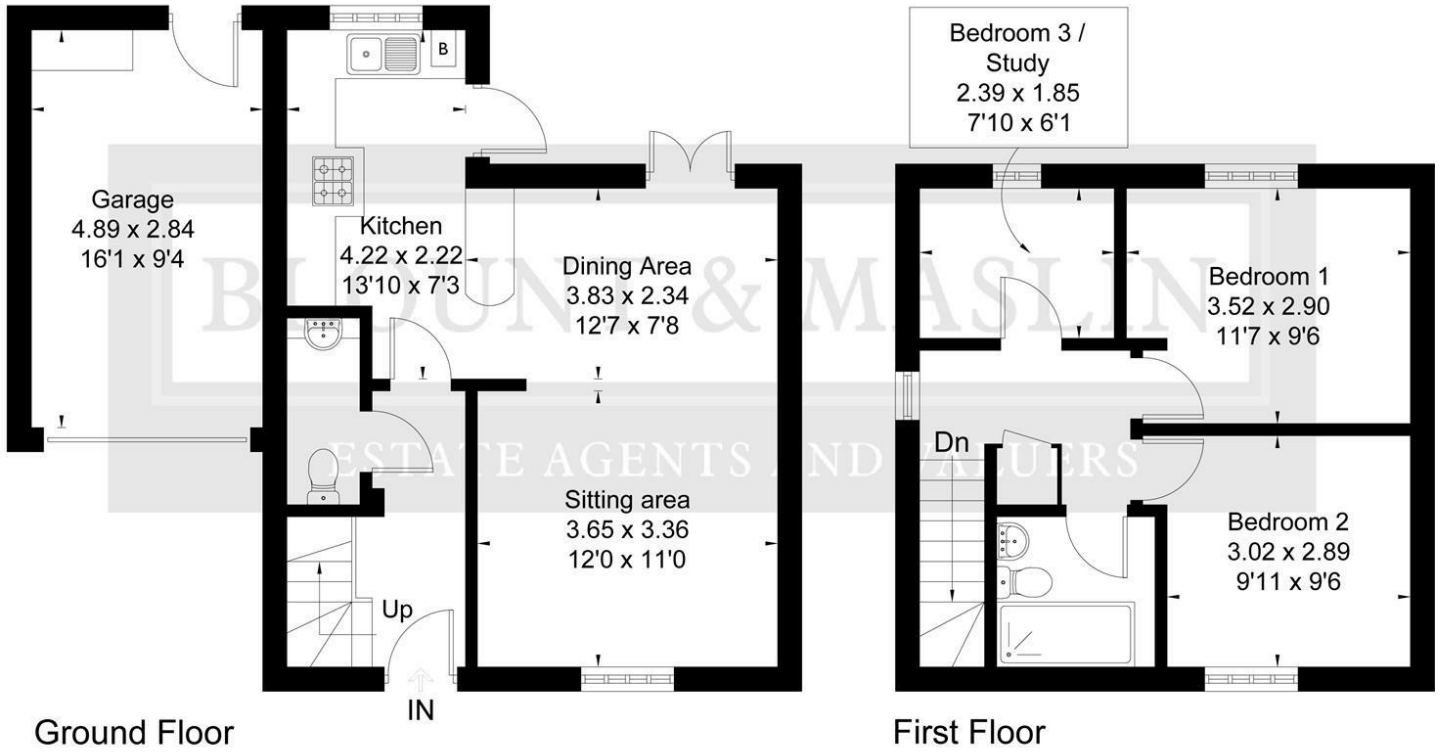
The Property
This attractive cottage-style property enjoys a lovely open outlook over the adjoining countryside. Well presented throughout, the property offers well-proportioned accommodation, a beautifully landscaped rear garden and useful potential to extend into and/or over the garage, subject to the necessary planning permissions.
The accommodation comprises an entrance hall leading to the open plan well-equipped kitchen/dining/sitting room, with double doors opening onto the garden. On the first floor there are two double bedrooms and a third bedroom, currently used as a dressing room.
A block-paved driveway provides parking to the front of the integral garage. The enclosed rear garden has been beautifully landscaped, with well-stocked shrub borders, a combination of paved and decked seating areas and a good-sized lawn. A well-insulated summerhouse, with power and light, is currently used as a home office. A gate at the foot of the garden provides access to a footpath through the adjoining field, ideal for dog walking.

General
All mains are connected. A gas fired central heating boiler is in the kitchen. Contemporary Sanderson shutter blinds are fitted to most windows. The quality UPVC window and external doors have double glazed units. Water softener. Council Tax Band D - Malmesbury St Paul Without £2,392.48 payable for 2026/27. EPC rating C-72.

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 9LJ
Proceed down Malmesbury High Street, over the river bridge and at the Priory roundabout take the 2nd exit, the B4042. As you rise up the hill, the entrance to the The Knoll will be seen on your left hand side.

Approximate Floor Area = 76 sq m / 818 sq ft
Garage = 14 sq m / 151 sq ft
Total = 90 sq m / 969 sq ft



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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.