BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury
Wiltshire SN16 9AT
Tel: 01666 825725
sales@blount-maslin.co.uk



North Tythe Barn, Charlton, Malmesbury

Price Guide £850,000

An exceptional barn conversion extending to approximately 1,830 sq ft, tucked away within an attractive courtyard of just four exclusive homes and enjoying beautifully landscaped wraparound gardens. Garage and parking.

Entrance hall, cloakroom, well equipped kitchen/dining room, large living room and family room. 4 double bedrooms, family shower room, en-suite shower.







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The Property

An exceptional barn conversion extending to approximately 1,830 sq ft, tucked away within an attractive courtyard of just four exclusive homes and enjoying a beautifully landscaped private garden. Immaculately presented throughout, this impressive home has been thoughtfully enhanced by the current owners, including a striking oak staircase, replacement double-glazed windows, new carpets, and the addition of two sets of French doors to the living room, creating a seamless connection between the living space and the garden while filling the room with natural light. The well-proportioned accommodation offers excellent versatility and comprises a generous kitchen/dining room, an elegant sitting room, a separate family room, four double bedrooms, a stylish family shower room with underfloor heating, and a principal bedroom with en-suite facilities.

A substantial boarded attic provides excellent storage and presents exciting potential for further living accommodation, subject to the necessary planning permissions and building regulations.

Outside, the superb wraparound garden is a particular feature of the property. Beautifully landscaped with a generous lawn of approximately 15m x 10m, well-stocked flower and shrub borders, and a variety of established planting, it offers an idyllic setting for both relaxation and entertaining. A discreetly screened area behind the garage provides practical bin storage, composting facilities, and a useful potting shed/glasshouse, completing this outstanding outdoor space.

General

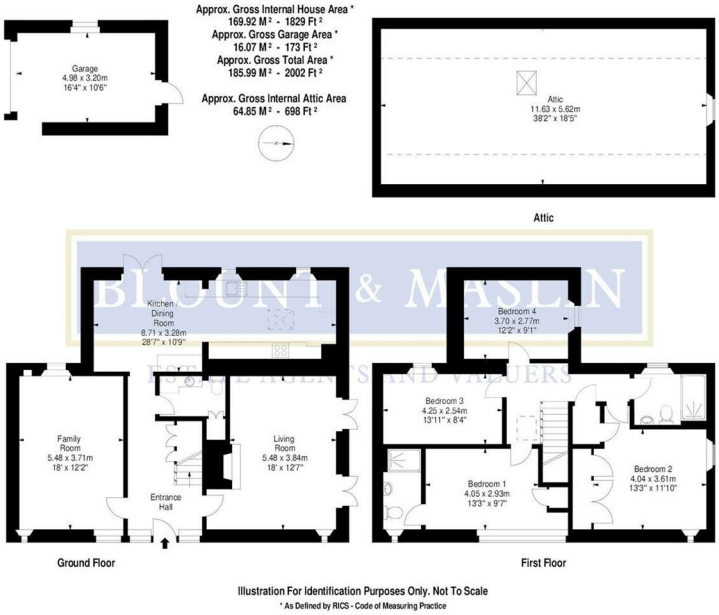
Mains water, electricity and drainage are connected. An oil fired boiler provides central heating and domestic hot water. Council tax band F - £3,497.49 payable for 2026/27. EPC rating band D - 56.

Charlton

The desirable rural parish of Charlton offers a charming village setting with a strong sense of community. Amenities include the well-regarded village pub and restaurant, The Horse & Groom, together with a historic 12th-century parish church. Many of the village's activities centre around the busy Village Hall, which has a large adjacent playing field with children's playground and the village cricket pitch. The neighbouring and vibrant market town of Malmesbury lies approximately two miles to the west and is widely regarded as England's oldest borough, with origins dating back to around 880 AD. The town is renowned for the magnificent Malmesbury Abbey, a beautiful 12th-century abbey, as well as the historic Malmesbury Market Cross dating from the 15th century. Its charming High Street offers 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 9DF

From Malmesbury take the B4040 east towards Cricklade and Minety. On entering Charlton, turn left at the bend into Park Street. A short distance along, on the right hand side, turn into a private drive named Sheppard's Acre, which leads into a charming courtyard setting comprising four homes. North Tythe Barn is the second property on the left hand side.



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.