BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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

92 Gloucester Road, Malmesbury

Price Guide £325,000

A semi-detached period cottage (1647 sq ft) with deceptively spacious accommodation and a secluded courtyard garden.

3 double bedrooms, bathroom and shower room. Large entrance hall, sitting room, dining room, kitchen/breakfast room, utility room. Scope for improvement.
CHAIN FREE

92 Gloucester Road, Malmesbury

The Property

This spacious stone-built cottage is brimming with character and original period features. A large entrance hall opens into an inner hallway, leading to a cosy sitting room complete with an open fireplace, exposed ceiling beams, and wooden flooring. The property also boasts a separate dining room and a generous kitchen/breakfast room, with steps and doors opening out onto a private courtyard with rear pedestrian access – ideal for al fresco dining or quiet mornings. Additional ground floor features include a useful utility room. Upstairs, the master bedroom benefits from an en-suite bathroom, accompanied by two further double bedrooms and a family bathroom. While full of charm, the property offers an excellent opportunity for modernisation to suit your own style and needs.

General

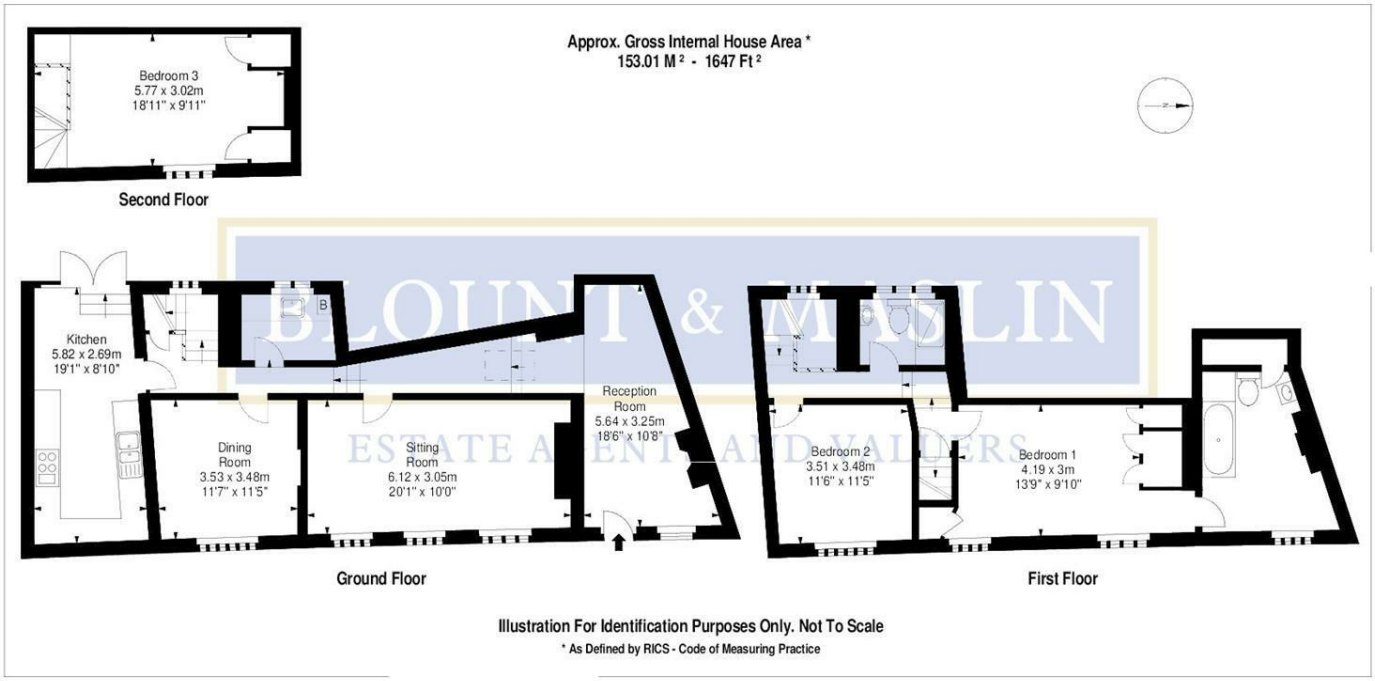
All mains connected. A gas combination boiler supplies central and hot water. Council Tax Band D - £2506.25 payable for 2025/26. EPC rating band E - 43.

Location

Malmesbury lies close to the border of Wiltshire and Gloucestershire, 14 miles south of Cirencester and 10 miles north of Chippenham, with Swindon 16 miles to the east and Bath 24 miles to the west. It has a good selection of shops including a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and an Ofsted rated Outstanding secondary school. It is also home to the UK headquarters of Dyson, who employ over 3000 people. 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, Kemble and Swindon.

Directions to SN16 0AL

At the top of the High Street, bear left and continue past the Abbey to the Triangle. Here turn right onto Gloucester Road and the cottage is a short distance on your left.



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.