

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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105, Gloucester Road, Malmesbury

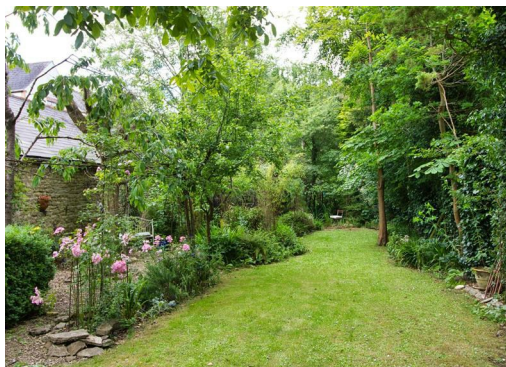
Price Guide £670,000

An elegant Listed home (2555 sq ft) with a charming garden in the Westport area of this Historic town.

3/4 bedrooms, 3 bath/shower rooms. Hall, sitting room, dining room, study/hobbies room, kitchen/breakfast room, utility room.

Woodland gardens with a large summerhouse
and other storage buildings.

CHAIN FREE



105, Gloucester Road, Malmesbury

The Property

This 18th century home is Grade II Listed and was remodelled in the mid 19th century. It has been in the same ownership since 1986 and while much improved over that time, would now benefit from some updating. There are an abundance of period features including several fine fireplaces, original floorboards and sash windows, some with working shutters. The rear garden is a particular feature and has a woodland theme, plus a large insulated summerhouse providing overflow accommodation, or a tranquil setting to enjoy the gardens and river beyond.

The Accommodation

The front door has a timber canopy over and leads to an impressive entrance hall with a Victorian fireplace, coats cupboard and a dog-leg staircase with storage under. On the right is the formal dining room with a marble fireplace surround fitted with a gas fire. There are bookshelves either side, and two deep sash windows to the front with shutters. At the rear, the kitchen/breakfast room has a range of units with a brick fireplace housing the Alpha cooker, which also supplies the central heating and hot water. There are cupboards and shelves either side, a large walk-in pantry and a shelved cupboard ideal for crockery. The rear hall has fitted low-level cupboards with a door to the garden. On the left is a utility room with a shower room next door. Accessed through here, or via an external door from the garden, is a large study/hobbies room with extensive shelving and a mezzanine storage area. A door at the rear leads to a workshop with a sink, shelving and an external door. The first floor landing is split-level with a library area and built-in shelving. At the front is the large sitting room with a stone fireplace surround housing a log burning stove. There are three sash windows making the room light and airy. The rear bedroom has built-in wardrobes and cupboards, two rear windows with seats overlooking the garden and is currently used as a study. Next door the family bathroom has a roll top bath, basin, bidet, WC and airing cupboard. On the second floor there are two inter-connected bedrooms, the first being triple aspect with an unusual lead-light window in the gable end. At the rear is a large bedroom with a stone

open fireplace and built-in wardrobes. Next door is a shower room albeit the shower is not in working order. On the landing is a built-in wardrobe.

Outside

The front garden is enclosed with railings and hedge to the roadside for privacy. The cottage gardens have a woodland theme and includes five interconnected ponds fed by a pump from the river. There is a secluded paved and gravelled seating area adjoining the rear of the house. The large summerhouse has an adjoining workshop with a ladder to useful storage over the whole building. There is an area of lawn with various paths meandering through the gardens with foxgloves, yew hedging and an assortment of trees and well stocked shrub borders. At the end of the garden is a pollarded beech tree, a shed with power connected, and a low-level window for watching the wildlife on the river. On the side wall by the first workshop there is a log and separate implement store.

General

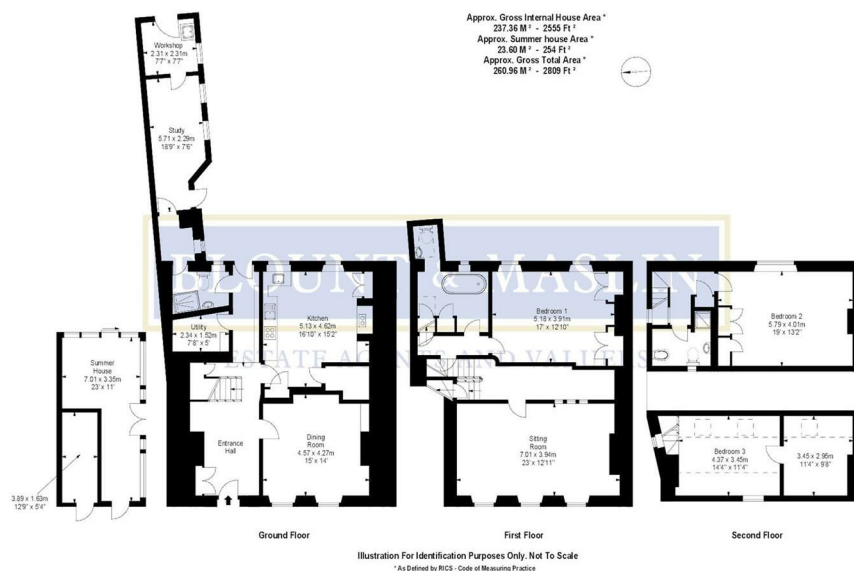
All mains connected. Council Tax Band F - £3,465.83 payable for 2024/25. There is no EPC as the property is Listed.

Malmesbury

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 0AJ

At the top of the High Street, bear left and continue past the Abbey to the Triangle. Here turn right onto Gloucester Road and just prior to the roundabout, the property is on the right 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.