



4 Hyam Cottages, Bristol Road, Malmesbury, SN16 0RA

£1,600 pcm

Situated on the rural edge of Malmesbury with stunning views of North Wiltshire countryside, a 3 bedroom semi-detached cottage with parking, garage and large south-facing garden. Paddock available by separate negotiation.

The Property

DESCRIPTION This semi-detached cottage is located on the rural edge of the market town of Malmesbury and has stunning views across North Wiltshire countryside. The accommodation is arranged over two floors and extends in all to 966 sq.ft. The property is entered through a side porch with WC and utility room off, through to a spacious fitted kitchen/dining room with built in appliances, a useful study, and living room with wood burner and double doors opening to the rear garden. On the first floor are two double bedrooms, a single bedroom and modern family bathroom. The property is entered through double 5-bar gates into an ample gravelled parking area with large timber garage and front garden. To the rear of the property is the large south-facing garden, laid mostly to lawn with a patio area. There is an additional paddock of approx one acre to the side of the property which is available by separate negotiation.

SITUATION The property is located on the rural edge of Malmesbury. Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. Today, the High Street has numerous independent shops, pubs and restaurants including a new

Waitrose store and a regular weekly Farmer's market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).

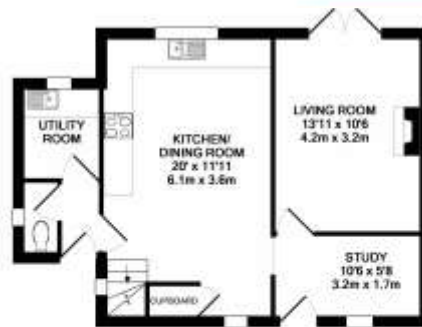
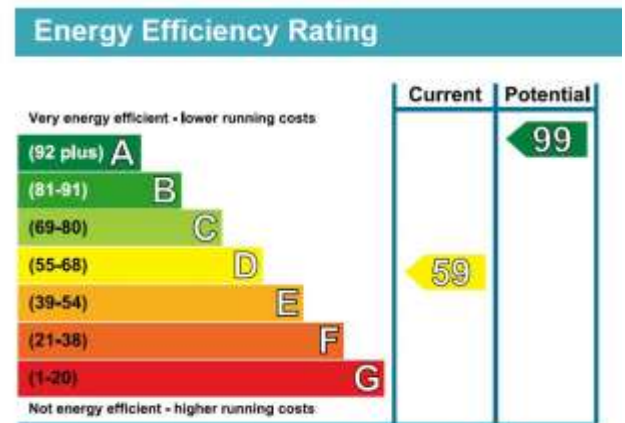
Directions

From Malmesbury, take the B4040 towards Sherston. The property is the first one on the left hand side, opposite the Red Bull Inn. Sat nav postcode SN16 0RA

Local Authority

Wiltshire Council

Council Tax Band D £2216 pa



GROUND FLOOR
APPROX. FLOOR
AREA 517 SQ. FT.
(48.190 M²)



1ST FLOOR
APPROX. FLOOR
AREA 486 SQ. FT.
(45.250 M²)

TOTAL APPROX. FLOOR AREA 1003 SQ. FT. (93.440 M²)

While every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Prospective purchasers should consult their own surveyors and architects to verify the accuracy of the floor plan and any other information provided. The services, systems and appliances shown herein are not to be relied upon and no guarantee is given for their operability or efficiency can be given.
Made with Malmesbury 02072

PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures, fittings or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until verified by their own Solicitors. The sale particulars may change in the course of time and any interested party is advised to make a final inspection of the property to exchange of contracts.