

Jasmine Cottage

Malmesbury



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Offers in Excess of £350,000

*Stunning Home ~ Riverside Location ~ Open Plan Living Area ~ Two Bedrooms
En Suite ~ Courtyard Garden ~ Two Allocated Parking Spaces
EPC Rating: E*

Jasmine cottage is a stunning home located in an enviable riverside position in Malmesbury.

The property enjoys an impressive open plan living area with lime washed oak flooring, vaulted ceiling and exposed beams. This light and airy space incorporates a fitted kitchen with integrated appliances a separate dining area and lounge boasting a stylish 'Jotul' woodburning stove.

On the ground floor is a master bedroom, family bathroom and second bedroom with en suite enjoying double doors leading to the courtyard.

Externally, the courtyard garden enjoys a sunny, sheltered aspect with a patio seating area, further stone chip area with climbing plants and two storage sheds. The property also benefits from two allocated parking spaces.

Entrance Hall

Double glazed entrance hall. Electric radiator. Exposed feature beams. Doors to ground floor. Stairs to first floor.

First Floor

Open Plan Living Area

22'6" x 16'4" (6.8m x 5m)

Impressive room with vaulted ceiling, exposed beams and lime washed oak flooring. Three hardwood double glazed windows and two skylights to side. Range of wall and base units with work surface over and matching upstands. Inset stainless steel sink and drainer with mixer tap over and glass splashback. Integrated 'Bosch' oven and electric hob with glass splashbacks and stainless steel extractor over. Integrated fridge freezer, dishwasher and water softener. Telephone and television points. Two electric heaters. Stylish feature 'Jotel' woodburning stove.





Master Bedroom

12'5 x 8'7 (3.8m x 2.6m)

Two double glazed windows to side. Fitted storage cupboard. Telephone point. Electric radiator.

Family Bathroom

Feature beams. Low level w/c, panelled bath with shower over and vanity wash hand basin with storage under and mixer tap. Tiled splashbacks. Shaver point. Extractor fan. Heated towel rail.

Bedroom Two

12'1 x 8'3 (3.7m x 2.5m)

Wooden door to rear. Television point. Radiator. Doors to:

En Suite Shower Room

Floor to ceiling tiling. Low level w/c, fully tiled and enclosed shower cubicle with shower over and vanity wash hand basin with storage under and mixer tap. Extractor fan and shaver point. Feature exposed beams. Access to storage cupboard containing pressurised hot water system and space for tumble dryer.





Externally

The cottage offers a sunny courtyard space laid to stone chip with climbing plants and further patio seating area. Storage shed and bin storage. Outside light and tap.

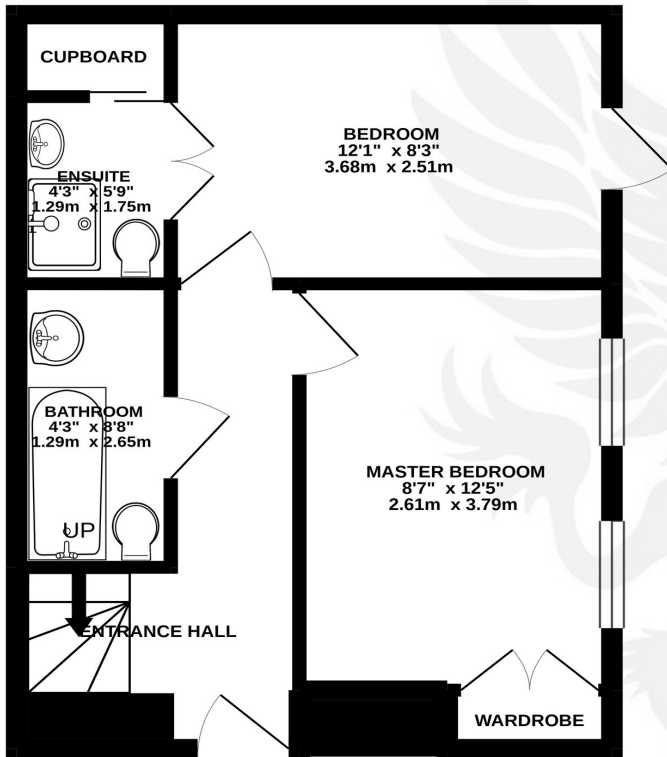
Two allocated parking spaces.

Malmesbury

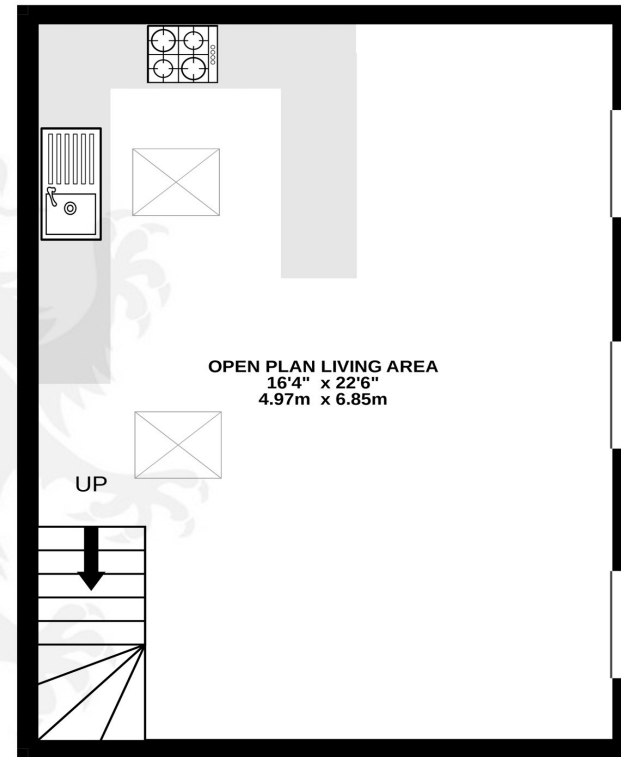
The market town of Malmesbury sits on the highly desirable Gloucestershire/Wiltshire borders, just 12 miles from Cirencester, "the capital of the Cotswolds." Reputed to be England's oldest borough, dating from around 880 AD, it has a good selection of shops, restaurants and pubs including a new Waitrose store, it also offers a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a "High Performing Academy" secondary school. For commuters, M4 access is only 5 miles while main line access to London Paddington is from the stations of Kemble (5 miles), Chippenham (9 miles) and Swindon (12 miles)



GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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