

# Gloucester Street

Malmesbury





# 54 Gloucester Street

## Malmesbury

Guide Price: £535,000

*Period Cottage ~ Three Bedrooms ~ Three Reception Rooms ~ Countryside Views  
~ Large Rear garden ~ Storage Room ~*

Lockstones are proud to introduce this stunning 18th Century property situated in the heart of the historic town of Malmesbury with the iconic Abbey and The Old Bell, England's oldest hotel, just across the street.

This property is brimming with character features that include exposed beams, stonework and open fireplaces. The split-level accommodation is both spacious and inviting, comprising three reception rooms that offer versatile living spaces. The well-equipped kitchen and convenient downstairs cloakroom add to the properties practicality.

Upstairs are two bedrooms and a family bathroom.

One of the standout features of this property is the delightful outdoor space. Enjoy picturesque patio seating areas that offer views of rural rooftops and the surrounding countryside. The large flat garden, primarily covered in lawn beckons to those who appreciate spending quality time outdoors.

This 18th century gem combines the best of historic charm and modern comfort, making it an exceptional offering in the heart of Malmesbury. Whether you're seeking a home steeped in history or a tranquil escape with captivating views this property offers it all.





## Ground Floor

### Entrance

Brushed matting. Exposed feature brick wall. Stairs to first floor. Steps to:

### Living Room

Double glazed double hung sash window to front with plantation shutters. Character features including exposed beams and feature fireplace with exposed stone chimney breast, oak bressummer beam and stone hearth. Television and telephone point. Storage cupboard. Radiator. Double doors to:

### Study

Two double hung, double glazed sash windows to rear and side window providing far reaching countryside views. Telephone point. Radiator.

### Bedroom One

Double hung, double glazed window to rear with far reaching countryside views. Fitted double wardrobe. Access to boarded loft space. Television point. Two radiators.

### Lower Ground Floor

#### Kitchen

Double glazed window to side and rear. Matching range of wall and base units with under unit lighting, work surfaces over and tiled splash backs. Inset one and half bowl sink and drainer with mixer taps. Space for dishwasher, 'American' style fridge freezer and range style cooker with extractor fan over. Ceramic tiled flooring, radiator and telephone point. Door to rear garden.







### Utility Room

Double glazed window to rear. Space and plumbing for washing machine. Door to:

### Cloakroom

Double glazed window to rear. Vanity wash hand basin and low level w/c. Radiator.

### Boot/Storage Room

Large storage room with power and light.

### Dining Room

Double glazed patio doors opening onto Juliet balcony with views across the garden. Feature fireplace with exposed stone chimney breast, oak lintel and stone hearth, recess alcoves either side. Storage cupboard. Radiator.

### First Floor

#### Landing

Double glazed sash windows to side. Fitted storage unit. Exposed floorboards, beams and wall. Doors to:

#### Bedroom Two

Double glazed sash window to front. Exposed feature floorboards. Radiator.

#### Bedroom Three

Double hung sash window to front. Access to loft space. Television point. Radiator.





## Bathroom

Window to rear. Fully tiled floor to ceiling. Vanity wash hand basin with mixer taps and inset storage. Low level w/c and panel bath with shower over. Extractor fan and radiator.

## Externally

Fully enclosed with separate patio areas enjoying stunning views over rooftops and open countryside. Steps lead down to a large flat garden which is mainly laid to lawn with mature shrubs and hedging. Two sheds. A pathway leads to rear access.

## 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 and dating from around 880 AD, Malmesbury has a good selection of shops, boutiques, everyday convenience stores, restaurants and pubs including a Waitrose and Aldi store. The town also offers a regular farmers market, a library, museum, leisure centre with pool, two primary schools and a "High Performing Academy" secondary school (OFSTED rated "Outstanding") For commuters, the M4 is only 5 miles and train access with direct routes to London Paddington are via Kemble (6 miles), Chippenham (9 miles) and Swindon (11 miles).*









TOTAL FLOOR AREA : 1225 sq.ft. (113.8 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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