

# Conservatory Cottage

Malmesbury



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£399,950

*Detached Cottage ~ Two Bedrooms ~ Kitchen Living Area  
Garden ~ Allocated Parking ~ Town Centre Location ~ No Onward Chain ~  
EPC Rating: TBC*

A unique opportunity to purchase a detached cottage set in an enviable position within the grounds of the Silk Mills. The property was built in 1984 and comprises two bedrooms with fitted wardrobes and storage and a refitted bathroom. On the first floor is the bright and airy living accommodation with windows on all aspects and the impressive vaulted ceiling with exposed beams.

Externally, the property boasts a garden predominantly laid to lawn and allocated parking.





## Ground Floor

### Entrance Hall

Panelled door to front, window to side, understairs storage cupboard, further fitted cupboard with hanging rail and stairs to first floor.

### Bedroom One

Two windows to front. Two fitted double wardrobes. Telephone point. Radiator.

### Second Bedroom

Window to side. Fitted double wardrobes and range of storage cupboards. Radiator.

### Bathroom

Two windows to side. Refitted with walk in double shower with rain head and separate wand, pedestal wash hand basin and w/c. Fully tiled. Downlighters and heated towel rail.

## First Floor

### Kitchen / Living Area

Vaulted ceiling with exposed beams. Windows to side and rear. Matching range of wall and base units with worksurface over. Inset stainless steel sink with mixer taps. Integrated oven with electric hob and extractor over, microwave, washing dryer, slim-line dishwasher, larder fridge and freezer.

### Living Area

Vaulted ceiling with exposed beams. Windows to side, front and velux window. Feature fire place with wooden surround and stone hearth. Television and telephone points. Two radiators and doors to rear garden.

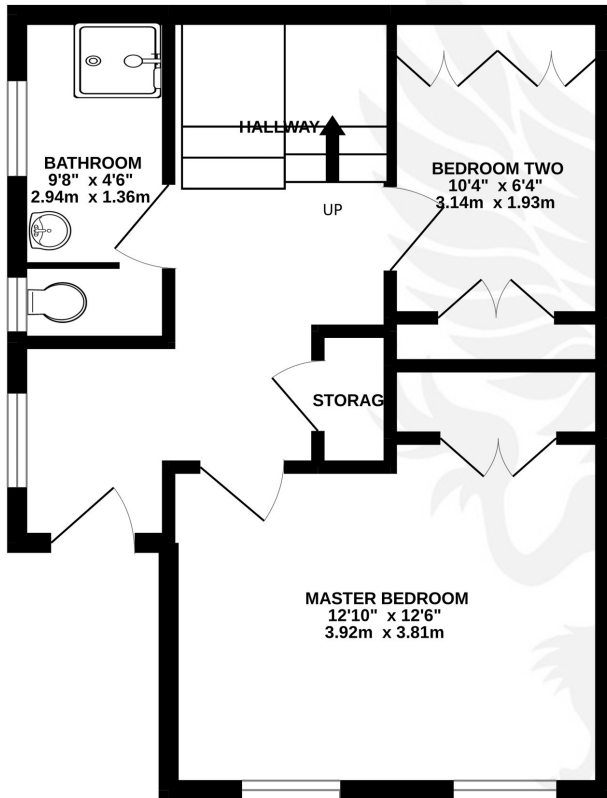
### Externally

Garden to side is predominantly laid to lawn, with a separate patio area and decked area. Allocated parking for one car.

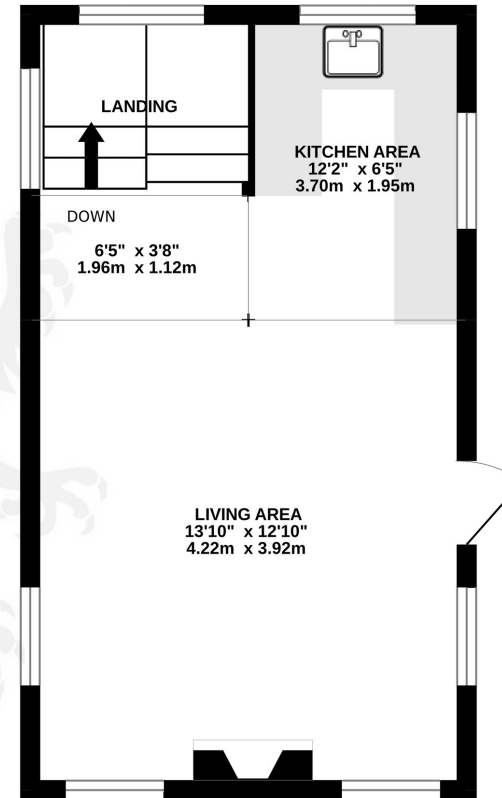




GROUND FLOOR  
362 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR  
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 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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