



37 Holloway, Malmesbury, Wiltshire, SN16 9HX

Grade II Period Cottage  
Charming Character Features  
Rural edge of town centre  
3 Bedrooms plus Office  
Living Room & Dining Room  
Extended Kitchen  
Front & Rear Gardens  
Parking  
Walking distance to amenities



01666 840 886  
jamespyle.co.uk



4 The Old School, High Street, Sherston, SN16 0LH  
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**Price Guide: £435,000**

Approximately 1,072 sq ft

‘This charming and very pretty Grade II Listed period cottage has the best of both worlds located within walking distance to the town centre and yet set on the rural edge of Malmesbury’

### The Property

This charming end terraced Grade II Listed period cottage is located a short distance to Malmesbury town centre set amongst the rural outskirts of the town near the River Avon. The cottage has a very pretty double fronted elevation constructed of natural Cotswold stone and is believed to date back to the mid-18th Century. The property has been sympathetically maintained showcasing an array of original character throughout benefiting from an extension at the rear and is available to the market for the first time in over 30 years.

The accommodation spans over three floors and extends in all to 1,037 sq.ft. The ground floor comprises an open plan living and dining room at the front with an inglenook stone fireplace as the focal point complete with a wood burner inset. At the rear, the delightful kitchen has been extended with a high ceiling lantern roof over bringing in plenty of natural light. A

stairway tower leads up to the first and second floor where there are three bedrooms plus an office/bedroom 4, enjoying front views over the River Avon. The bathroom is located on the first floor and has been fitted as a modern shower room.

Externally and to the front, there is off-road private parking for one car over a gravelled driveway alongside a vibrant colourful flower and shrub bed. Steps up from the back doors accesses the rear garden which is equally as well-planted with mature shrub borders either side of a lawn. There is a paved terraced seating area with a timber shelter, beyond this there is a good-sized timber shed. The cottage benefits from pedestrian access over the neighbours gardens for garden maintenance.

### Situation

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).

### Tenure & Services

The property is Freehold with mains gas central heating, mains drainage and water.

### Directions

From the centre of Malmesbury, follow the one way system to the end of the High Street then turn right into Oxford Street. At the end of the road turn left into Holloway. Follow down the hill and take the next right hand turn. Locate the cottage on the left. Sat nav postcode SN16 9HX

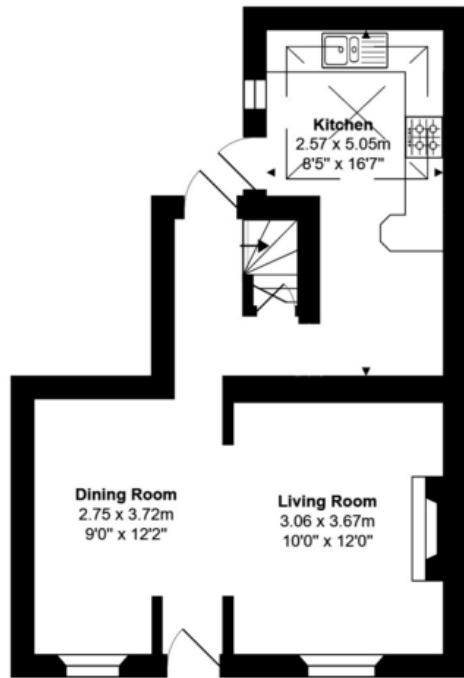
### Local Authority

Wiltshire Council

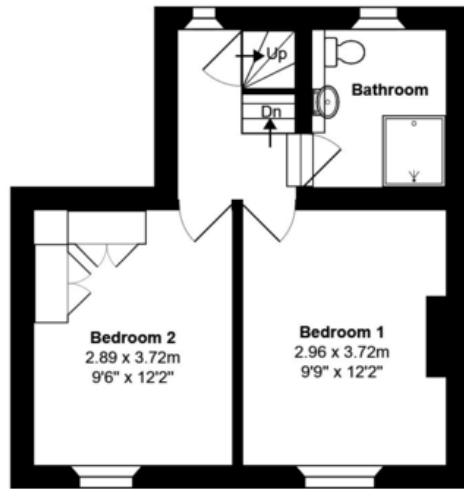
### Council Tax Band

D £2,018

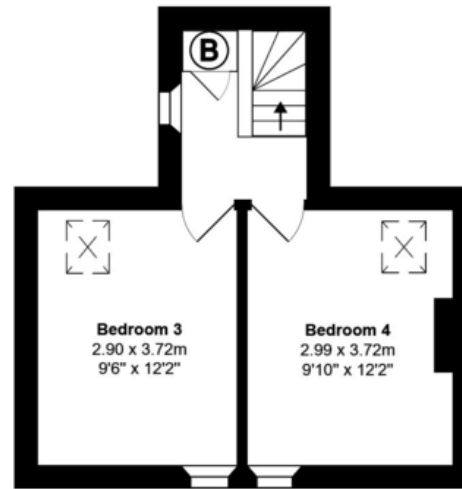




Ground Floor



1st Floor



2nd Floor

Total Area: 99.6 m<sup>2</sup> ... 1072 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



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SHERSTON 01666 840 886  
 4 The Old School, High Street, Sherston SN16 0LH

PAINSWICK 01452 812 054  
 Hoyland House, Gyde Road, Painswick GL6 6RD