



Bristol Street, Malmesbury  
Malmesbury, SN16 0AX



22 Bristol Street, Malmesbury,  
Wiltshire, SN16 0AX

A thoughtfully extended Grade II listed period cottage with a surprisingly spacious interior, delightful south facing garden and private parking space for one car.

- Charming Period Cottage
- Surprisingly Spacious
- Interior Over Three Floors
- Thoughtfully Extended
- Large Main Bedroom
- Parking Space For One Car
- Convenient For The Town
- Large South Facing Garden
- En Suite Shower + Bathroom
- Huge Potential

£360,000



**\*\*HEART OF THE TOWN\*\* MASTER BEDROOM +EN SUITE\*\*  
**LARGE SOUTH FACING GARDEN\*\* PRIVATE PARKING  
SPACE\*\*****

A charming three bedroom Grade II listed character cottage with large ground floor area and delightful south facing garden. This most deceptive and surprisingly spacious cottage was extended in recent years with the accommodation being arranged over three floors comprising an impressive 15'5 x 13'8 sitting room and a dining room which opens into a double aspect kitchen/breakfast room. There is a useful rear lobby and cloakroom on the ground floor. Stairs from the kitchen lead up to the first floor bedroom and bathroom with a second floor attic bedroom enjoying far reaching views over Malmesbury and the River Avon. An additional staircase from the hallway leads up to a impressive master bedroom with en suite shower room. Externally the large, established garden is a particular feature enjoying a high degree of privacy and is stocked with an abundance of plants, shrubs, roses and trees.

### SITUATION

The property is situated in the heart of this historic town being convenient for all local amenities. Malmesbury is reputed to be the oldest borough in the country dating back to the 11th Century. The old and new blend perfectly in Malmesbury, narrow medieval streets, ancient monuments and historic gems are complimented by modern shopping, including a Waitrose and quaint boutiques. This thriving pretty market town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops, services, schools and leisure facilities available. Early tributaries of The River Avon pass around the town with pretty walks and the countryside close at hand. There are public transport services and good road access to the larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 junction 17 is only five miles south. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately 1 hour 15 minutes.

### INFORMATION

Tenure: Freehold

Council Tax Band: B

Mains water, gas and electricity

EPC Rating D



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