



JAMES PYLE & CO.

Jolly Cottage, 68 Foundry Road, Malmesbury, Wiltshire, SN16 0AW

Well-Presented Period Cottage
Extended Character Accommodation
Home Office/Studio
4 Bedrooms, 2 Bathrooms
Open Plan Kitchen/Dining Room
Living Room with Wood Burner
Landscaped South-Facing Garden
Off-Road Parking
No Chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Approximately 1,220 sq ft

Price Guide: £565,000

‘Situated at the end of a quiet no through lane within walking distance to the town centre, a beautifully presented period cottage with a home office, south-facing garden and parking’



The Property

Jolly Cottage is a very attractive end terraced period cottage situated at the very end of Foundry Road, a quiet no through lane located within easy level walking distance to the centre of Malmesbury. The cottage has been sympathetically improved by the current owners with a large extension to the side whilst retaining a wealth of period features including exposed beams and traditional fireplaces.

The deceptive accommodation spans over three floors extending in all to 1,220 sq.ft. and is beautifully presented throughout. On the ground floor, the original living room has a woodburning stove with an inner hall leading to the fitted kitchen which is now open plan to the excellent new dining room with bi-fold doors to the garden and high ceiling. In most recent times, a convenient downstairs WC has been installed. There are two bedrooms on the first floor and a

stylish family bathroom with a roll top bath whilst the top floor has a modern shower room and two further bedrooms.

The cottage benefits from private parking to the side and a charming rear garden which is south-facing. The garden has been wonderfully landscaped with a large patio leading off the bi-folds, a central lawn surrounded by mature flower beds and a further terrace in front of the useful studio/home office which has lighting and power.

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

We understand the property is Freehold with gas central heating, mains drainage, water and electricity.

Directions

From the centre of Malmesbury, follow Gloucester Street into Abbey Row then at

the end of the road at The Triangle turn right. Immediately turn left after The Three Cups Inn into St Marys Street and follow the road round to the right into Foundry Road. Locate the property at the end of the road on the left hand side. Sat nav postcode SN16 0AW

Local Authority

Wiltshire Council

Council Tax Band

C £1,935.99





Total Area: 113.3 m² ... 1220 ft² (excluding studio / home office)

All measurements are approximate and for display purposes only



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