



JAMES PYLE & CO.



71 Gloucester Road, Malmesbury, Wiltshire, SN16 0AJ

Victorian Townhouse  
Beautifully Presented Throughout  
Extended Open Plan Kitchen/Dining Room  
3 Bedrooms  
Living Room with Log Burner  
Private Parking space included  
Garden benefitting from rear access  
Delightful views over the River Avon & Abbey  
Town centre location

Approximately 1,084 sq ft



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4 The Old School, High Street, Sherston, SN16 0LH  
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**Price Guide: £450,000**

## ‘Enjoying lovely views over the River Avon and Malmesbury Abbey, a Victorian townhouse with parking’

### The Property

This beautifully presented Victorian townhouse is set within striking distance to the town centre whilst enjoying delightful rear views over the River Avon and the Abbey. The property has been superbly enhanced with the addition of a stunning modern rear extension showcasing a fashionable open plan kitchen/dining room complete with underfloor heating perfect for modern living and entertaining. The accommodation spans over three floors extending in all to 1,084 sq.ft. and displays character features typical to the Victorian era such as large windows and high ceilings promoting a light and airy feel to the home. The ground floor opens to a front living room complete with a log burner, whilst the rear expands to the open plan kitchen/family room with double doors leading out to the garden. The kitchen is well-equipped with integral appliances including a Neff double oven,

fridge/freezer, and Bosch dishwasher and washing machine. A downstairs WC has been discreetly installed beneath the staircase. On the first floor, there are two double bedrooms and the bathroom which features Japanese slate flooring, vanity sink, bath and separate shower unit. On the top floor, there is a further bedroom with fitted wardrobes whilst the landing has been cleverly utilised as a workspace. The property is coupled with a pleasant sized garden which has the rare advantage of rear access, perfect for bins and maintenance jobs. The garden is laid to lawn with a timber decked seating area thoughtfully placed to take in the views. A parking space located within close proximity is included.

### Situation

The property is situated within The Triangle located just an easy walk to the High Street. The Triangle was formerly a



bustling market place known as Sheepfair and today features the First World War memorial at the centre. 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 mains gas central heating via a new combi boiler, mains drainage, water and electricity.

### Directions

From the High Street, head north and take the left hand turn onto Gloucester Street and follow the bends around onto Abbey Row. Turn right at The Triangle passing the Three Cups Inn and locate the property shortly after on the right hand side. Sat nav postcode SN16 0AJ

### Local Authority

Wiltshire Council

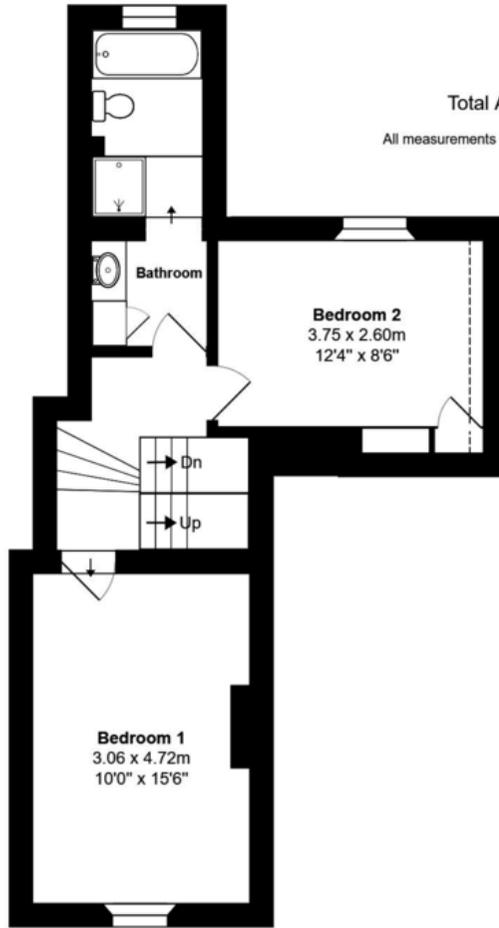
### Council Tax Band

C £1,880

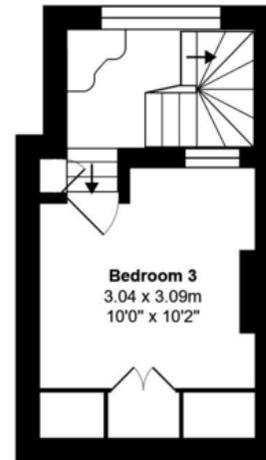




Ground Floor



1st Floor



2nd Floor



Total Area: 100.7 m<sup>2</sup> ... 1084 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		



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