



JAMES PYLE^{Co.}

12 Oxford Street, Malmesbury, Wiltshire, SN16 9AX

Prominent Grade II Listed Georgian townhouse
 Historically the former manse to the adjoining church
 Superb rooms proportions with high ceilings
 Beautifully presented
 3 double bedrooms
 Luxurious bathroom with roll-top bath and shower



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
 James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

£1,900 pcm

‘A historical Grade II Listed Georgian house with a fine array of character beautifully presented and generously proportioned. Located in the very heart of Malmesbury.’



The Property

DESCRIPTION This impressive Georgian house commands an excellent position in the very heart of Malmesbury town centre, just a stone throw away from an array of shops and eateries. Steeped in history dating back to 1770, this magnificent Grade II listed building was formerly the Manse to the adjoining Moravian church, a designated British heritage site. Furthermore, the property sits just opposite the statue of the Meditating Monk by sculptor William Lazard created in honour of Malmesbury's history and the towns 12th century Benedictine abbey.

The striking exterior is extremely eye-catching with a symmetrical front elevation and spear-headed iron railings to the side. The elegance of Georgian design is prominent throughout the property featuring superbly proportioned rooms enhanced by high ceilings and tall sash windows, complete with window shutters, panel doors and cast iron radiators. In modern years, the property has been lovingly restored and

updated sympathetic to its Georgian heritage.

The sizable accommodation extends in all to some 1,750 sq.ft. arranged over three principal floors with a cellar in addition below. The entrance hall has a staircase rising up and decorative tiled flooring below. The dual-aspect living room features herringbone flooring and a wood-burning stove set within the fireplace. Traditional flagstone flooring spans the kitchen/dining room. The kitchen has been fitted with bespoke timber units beneath a granite worksurface incorporating a double Belfast sink.

On the first floor, the dual-aspect principal bedroom sits across the landing from the main bathroom and both feature charming iron fireplaces. The luxuriously spacious bathroom features a claw-foot roll-top bath at the centre beside a large walk-in shower. On the top floor there are two further double bedrooms with exposed beamed ceilings and solid wood

flooring accompanied by a WC.

Double French doors from the kitchen lead out to the courtyard garden arranged at the side enjoying both a south and west aspect. The garden enjoys a good degree of privacy bound by high stone walls and is laid over two patio levels ideal for low maintenance. A rear gate provides convenient access for maintenance and bins. Parking is readily available in the nearby streets and public carparks.

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 Aldi, 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).

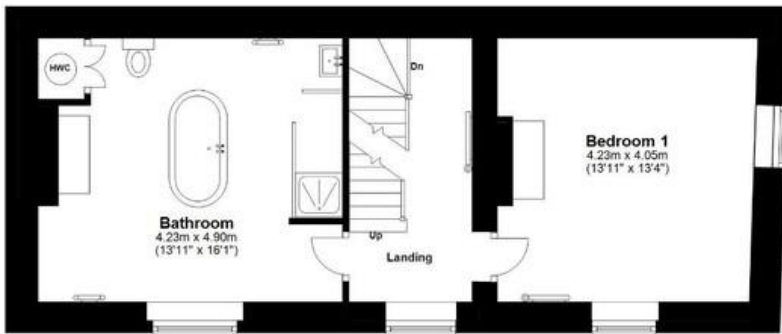
Utility information

The property is on mains gas central heating, mains drainage, water and electricity. The property is Listed and EPC rating D, Council Tax Band D £2178 pa

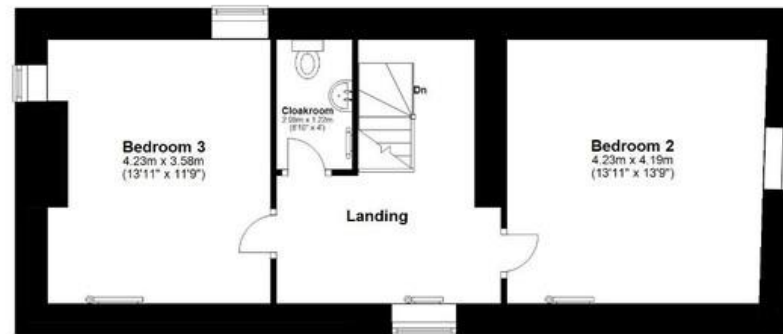
Directions

The property is positioned on the corner of Oxford Street, adjoining Holloway and Cross Hayes Lane. Postcode SN16 9AX. What3words ///sweeter.provoking.picturing

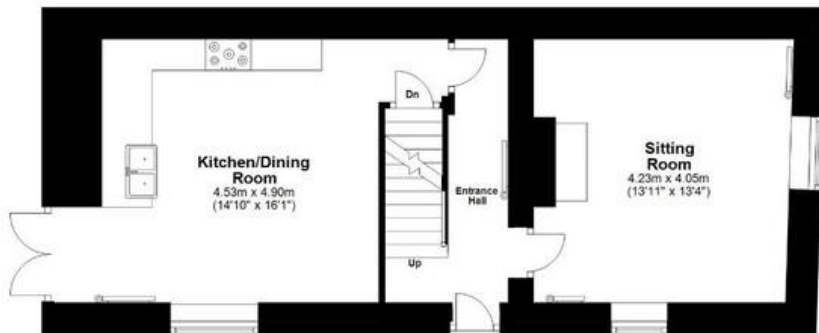




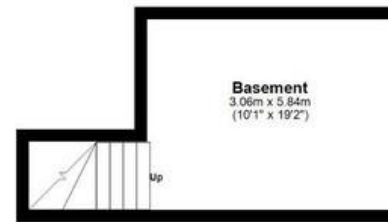
First Floor



Second Floor



Ground Floor



Basement

Total area: approx. 162.7 sq. metres (1751.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	68 D
39-54	E		
21-38	F		
1-20	G		

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