

15 Oxford Street, Malmesbury, Wiltshire, SN16 9AX

Grade II Listed 18th Century townhouse
Elegant period features
Generous proportions and beautifully presented
4 double bedrooms, 2 bathrooms
2 reception rooms
Large 100ft walled garden
Town centre position
Useful outbuildings



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £650,000

Approximately 1,824 sq.ft excluding outbuildings

‘A truly beautiful Grade II listed Georgian townhouse coupled with a wonderful 100ft walled garden’



The Property

This beautiful Grade II listed townhouse is a prime example of the elegance and charm of Georgian architecture. Dating back to the early 18th Century with a later Victorian extension at the rear, the property boasts superb proportions emphasised by excellent ceiling height and large sash windows providing ample natural light. An abundance of original period features have been retained including magnificent flagstone flooring, wooden floorboards and timber beams. Spanning over three floors, the generous and tastefully presented accommodation extends to around 1,824 sq.ft. coupled with a range of useful outbuildings.

An entrance hall to the side opens to the principal ground floor accommodation comprising two reception rooms and a kitchen. The living room and the dining room both feature open fireplaces. The bespoke fitted kitchen includes an integrated dishwasher, fridge and Rangecooker, whilst a stable door opens to the wonderful garden. Beside the stairs, there is a useful WC/utility room and store cupboard. On

the first floor, there are three double bedrooms and the family bathroom. The main bathroom is superbly equipped with dual sinks, a large walk-in shower and separate bath. On the top floor there is a further double bedroom with an ensuite shower room plus a charming office offering versatility.

The property is accompanied by surprisingly large walled garden which is a particular feature extending to around 100ft long. Benefitting from a sunny easterly aspect, the garden has been thoughtfully landscaped incorporating a secluded seating terrace off the back of the house ideal for entertaining. Well-established borders of lavender and hydrangeas adjoin the large lawn interspersed with fruit trees which leads to another patio terrace at the far end. There is a range of useful outbuildings providing storage with electricity connected, offering great scope for evolving subject to planning.

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).

Additional Information

The property is Freehold with mains gas central heating, mains drainage, water and electricity. The property is located within a conservation area. Superfast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for

more information. Wiltshire Council Tax Band E.

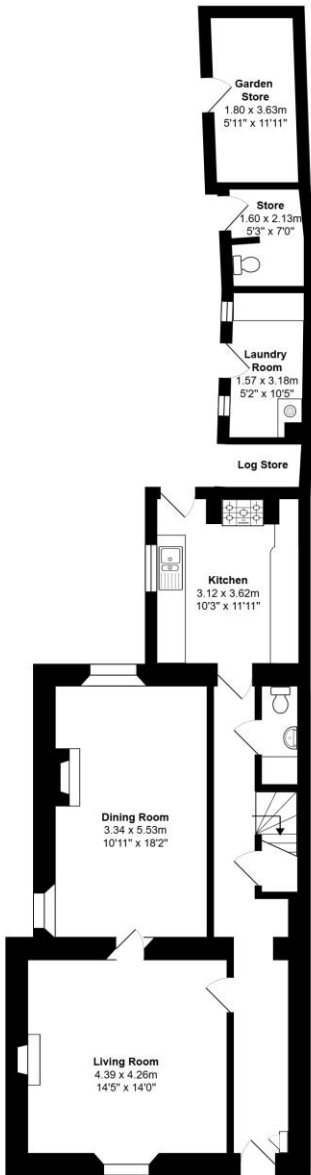
Directions

From the market cross follow the one-way street and turn left onto Oxford Street. The property is then found on the right hand side.

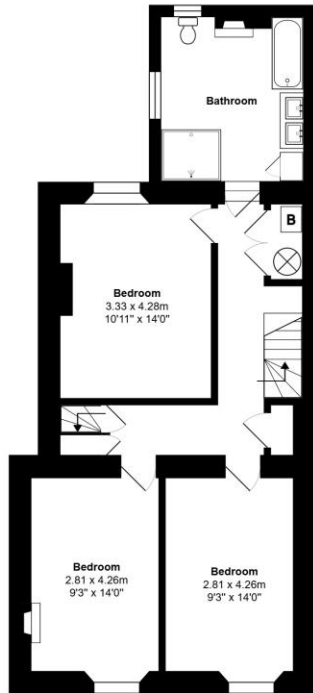
Postcode SN16 9AX

What3words: ///extensive.impulsive.amending

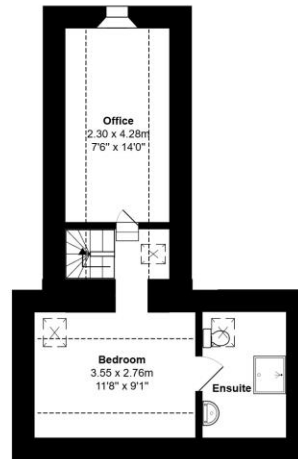




Ground Floor



First Floor



Second Floor

Main House Area: 169.5 m.sq ... 1824 sq.ft

Total Area: 187.1 m² ... 2014 ft²

All measurements are approximate and for display purposes only



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