



JAMES PYLE & CO.



1 Hodder Court, High Street, Malmesbury, Wiltshire, SN16 9HH

Substantial four-storey maisonette
Town centre location
Off-street parking
Over 1,700 sq.ft of accommodation
Grade II listed character features
4 bedrooms
2 reception rooms



01666 840 886
jamespyle.co.uk



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

Price Guide: £265,000

Approximately 1,704 sq.ft

‘Set within the very heart of the town, this substantial four-storey maisonette offers over 1,700 sq.ft of accommodation plus the rare benefit of private parking’



The Property

Situated in the very heart of Malmesbury facing the High Street with a superb choice of amenities available straight from the doorstep, this four-storey maisonette is surprisingly substantial offering over 1,700 sq.ft of accommodation. Grade II listed and dating back to the 17th Century, the property displays a wealth of charm and character with an elegant feel throughout the accommodation. A ground floor private entrance leads up to the principal accommodation occupying the first floor which comprises a spacious landing/study, dining room, living room and kitchen/breakfast room. Upstairs arranged over the second and third floor, there are four bedrooms, a bathroom and en-suite to the main bedroom. The property has the very rare advantage of

off-street parking for one car located just a short walk away within a shared parking area.

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 Leasehold with a lease of 125 years commenced from 1986. Current outgoing include a ground rent of £50 p/a, insurance of £531.60, and an annual service charge which was £997.44 in 2024. Services connected are mains gas central heating, mains drainage, water and electricity. The property is Grade II Listed and located within a conservation area. Superfast broadband is available and there is mobile phone coverage with some limitations. Information taken from the

Ofcom mobile and broadband checker website, please check the website for more information. Wiltshire Council Tax Band D.

Directions

The property is located on Malmesbury High Street towards the Market Cross. The entrance to Hodder Court is located through the door between Matthew's and the Malmesbury Nails. Pass through the door and locate the door to number 1 on the left hand side.

Postcode SN16 0HH

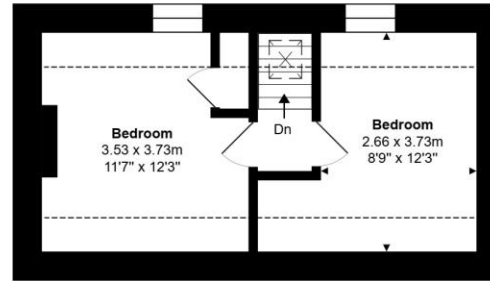
What3words: ///sample.forces.newsreel



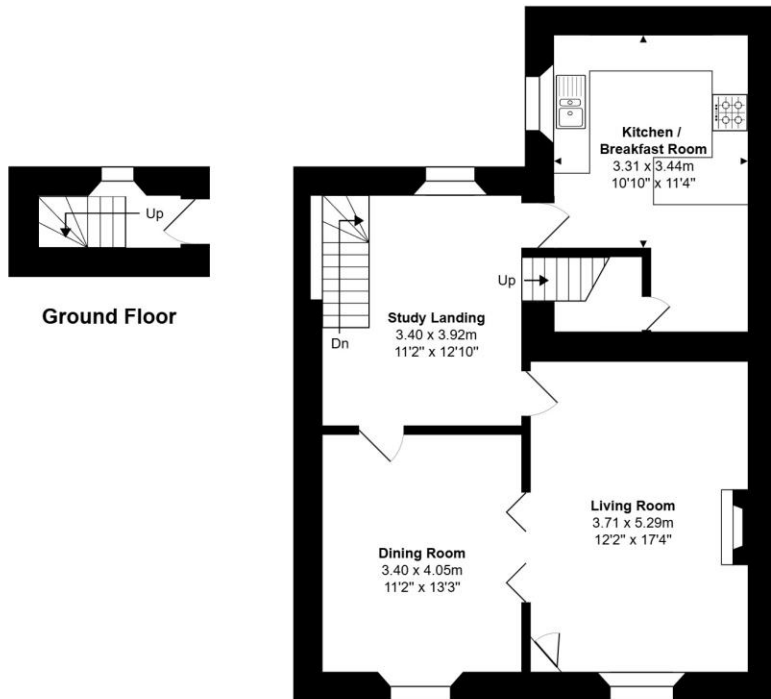


Total Area: 158.3 m² ... 1704 ft²

All measurements are approximate and for display purposes only

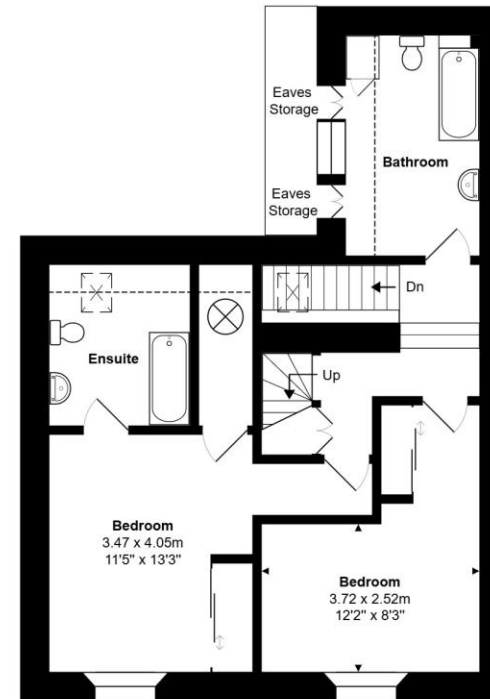


Third Floor



Ground Floor

First Floor



Second Floor



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577