



55 High Street, Malmesbury, Wiltshire, SN16 9AG

Grade II Listed townhouse
Reconfigured and updated accommodation
Deceptive in size
5 bedrooms, 2 bathrooms
Beautiful garden with sunset views
3 reception rooms
Kitchen/breakfast room with underfloor heating
Outbuilding and cellar
Town centre location



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £685,000

Approximately 2,047 sq.ft excluding cellar and workshop

‘Offering over 2,000 sq.ft of upgraded accommodation, this very deceptive Grade II listed townhouse boasts 5 bedrooms and 3 reception rooms plus a beautiful garden with infinity style sunset views’



The Property

Dating back to the early 19th Century, this Grade II Listed townhouse is located in the very heart of Malmesbury with an excellent choice of amenities available straight from the doorstep. The townhouse is deceptively spacious, offering over 2,000 sq.ft. of accommodation spanning over four storeys with the addition of a cellar below. The property has a fascinating history and much charm throughout, enhanced further by a beautiful west-facing garden at the rear which has an 'infinity' style aspect reaching towards the rural surrounds of the town.

The current owners have made significant improvements by reconfiguring the layout, installing new heating, plumbing and electrical systems and laying oak flooring throughout the ground floor, with underfloor heating in the kitchen. The ground floor opens to an entrance hall with a front reception room which features a fireplace and delightful

curved bay window. The dining room is a social room superbly linking to the kitchen/breakfast room and provides a perfect space for entertaining. The kitchen is well-equipped with units and modern appliances and a breakfast bar. At the rear, there is a further sitting room with a cosy wood-burning stove and access to the garden alongside a utility room/WC. Arranged over the first, second and third floors, there are five good-sized double bedrooms, a family bathroom and a separate shower room/WC. One of the bedrooms is positioned at the rear accessed by its own staircase and has a charming mezzanine floor above.

Adjoining the rear of the house there is a very useful workshop which has power connected currently providing excellent storage but could potentially be converted to a home office, subject to planning. The west-facing garden extends over 100ft in length, laid mostly to lawn, and is perfectly orientated to enjoy summer afternoons and sunset

evenings. There is the fantastic advantage of pedestrian rear access into the garden from Kings Wall below with easy access to St Aldhelm Mead and Daniel's Well. On street parking is available in the High Street and Kings Wall.

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).

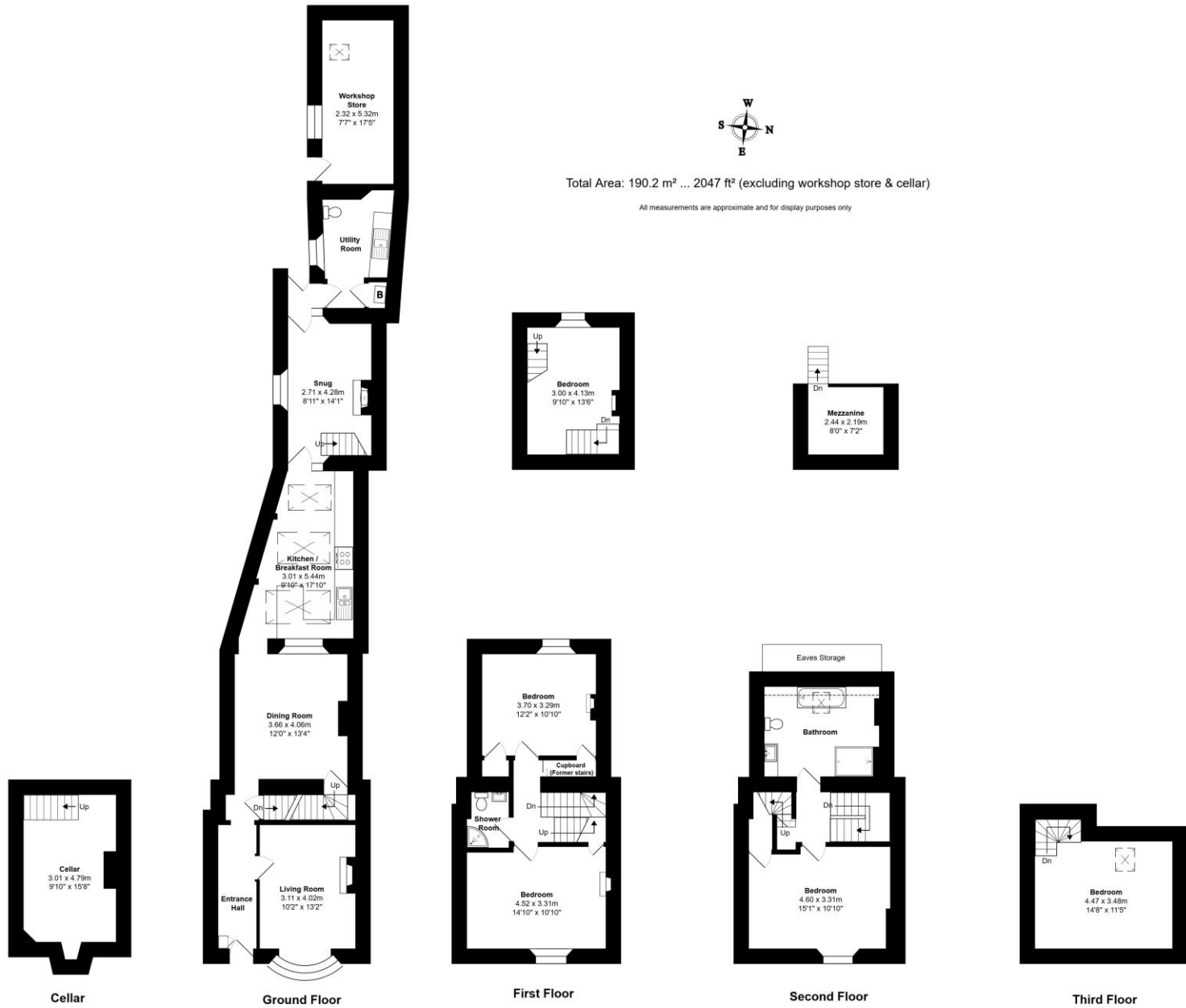
Additional Information

The property is Freehold with mains gas central heating, mains drainage, water and electricity. The property is 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 B.

Directions

The property is located on the southern end of the High Street next door to the opticians. Postcode SN16 9AG
What3words: ///stubble.drilled.sprinter





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