

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury
Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



Millener Cottage, Malmesbury

Price Guide £550,000

A charming period cottage full of character, offering deceptively spacious accommodation just a short walk from the town centre and nearby countryside walks.

Featuring a fabulous south-facing garden and a rare opportunity to acquire a cottage with off-road parking for three cars, this hidden gem provides a peaceful haven while enjoying an enviably close position to the town centre.



Millener Cottage, Malmesbury

The Property

Set in a tucked-away position, this delightful cottage combines period character with modern comforts and has been thoughtfully improved by the current owners. Recent upgrades include a refitted kitchen, bathroom and en-suite, a newly replaced boiler, and the addition of a fully insulated workshop – an incredibly versatile space that could be used as a home office, studio, hobby room or similar.

The ground floor provides excellent living accommodation, with a well-equipped kitchen/breakfast room, separate utility room and WC. There is a dedicated dining room ideal for family meals and entertaining, while the spacious sitting room offers a cosy retreat with feature log burner and exposed stone wall.

Upstairs, the accommodation is currently arranged as three bedrooms, although the layout provides flexibility. One bedroom leads through to the second bedroom, which benefits from an en-suite shower room. This arrangement works particularly well for the current owners' family, with children enjoying their own space at this end of the cottage, but the additional room could also be used as an occasional bedroom, study, nursery or dressing room.

Full of character features and offering far more space than first appearances suggest, this charming cottage presents a rare opportunity to enjoy period living with modern convenience, excellent parking, a lovely garden and easy access to both town amenities and countryside walks.

The fabulous south-facing garden is a standout feature of the property, with a generous lawn framed by established shrub borders that provide a wonderful display of colour. Adjoining the house, a secluded terrace offers an idyllic and completely private setting for al fresco dining, entertaining, or simply relaxing in the sunshine.

General

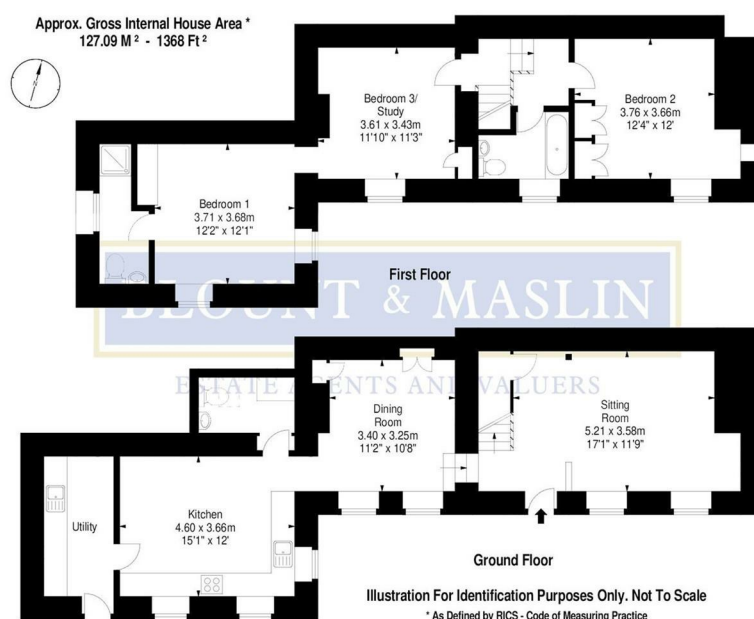
All mains connected. A gas fired combination boiler supplies hot water and central heating. Council Tax Band E - £3,217.17 payable for 2026/27. EPC rating C - 69.

Malmesbury

Reported to be England's oldest borough, dating from around 880AD, and voted Best Town in the South West in 2026. Malmesbury is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham and Kemble. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

Directions to SN16 9NX

Proceed down the High Street, over the river bridge and take the right hand turning prior to the roundabout into Burton Hill. Continue past Parliament Row on the right and the cottage can be found on the right hand side, denoted by our For Sale board.



While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.