

hunter
french



26 Park Street, Charlton, Malmesbury, Wiltshire, SN16 9DF

A wonderful opportunity to renovate and enhance a characterful Cotswold stone cottage, situated within an appealing Wiltshire village. The property is offered for sale with no onward chain.

The property forms one half of an attractive pair of semi-detached Cotswold stone cottages in Charlton. Requiring refurbishment throughout, it provides an excellent opportunity for a new owner to create a home to their own taste and requirements. Extending to approximately 1,305 sq. ft., the property also benefits from a sizeable, south-facing rear garden and off-street parking.

A charming, pitched timber porch frames the front entrance, which opens into a central hallway with a turned staircase and a useful storage cupboard beneath. To the right is the well-proportioned living room, featuring dual-aspect windows and a chimney breast with a painted stone mantel and surround. To the left of the hallway is the family bathroom, fitted with a bath, WC and wash hand basin set within a vanity unit.

At the rear of the hallway, the kitchen comprises a range of fitted units with wooden worktops, together with space for a fridge/freezer, electric oven and hob, and a stainless-steel sink. A window above the sink provides a pleasant outlook over the garden.

A door from the rear of the kitchen leads into a practical utility area, providing space for a washing machine and tumble dryer, as well as a useful countertop. A further door opens directly onto the garden. The utility area also leads through to a shower room, which includes a freestanding wash hand basin and WC.

A separate door provides access to an outbuilding, also reached via the garden and offering flexible additional storage for a variety of uses.

The first floor is approached via the stairs in the hallway and provides access to three spacious double bedrooms.

Externally the property is bordered at the front by a small area of walled garden either side of the front door. To the right of the property is a designated parking space within the communal parking area.



To the rear is a pleasant, southerly facing level garden that comprises a mixture of lawn, flower borders and mature hedging along with a specimen tree planted centrally.

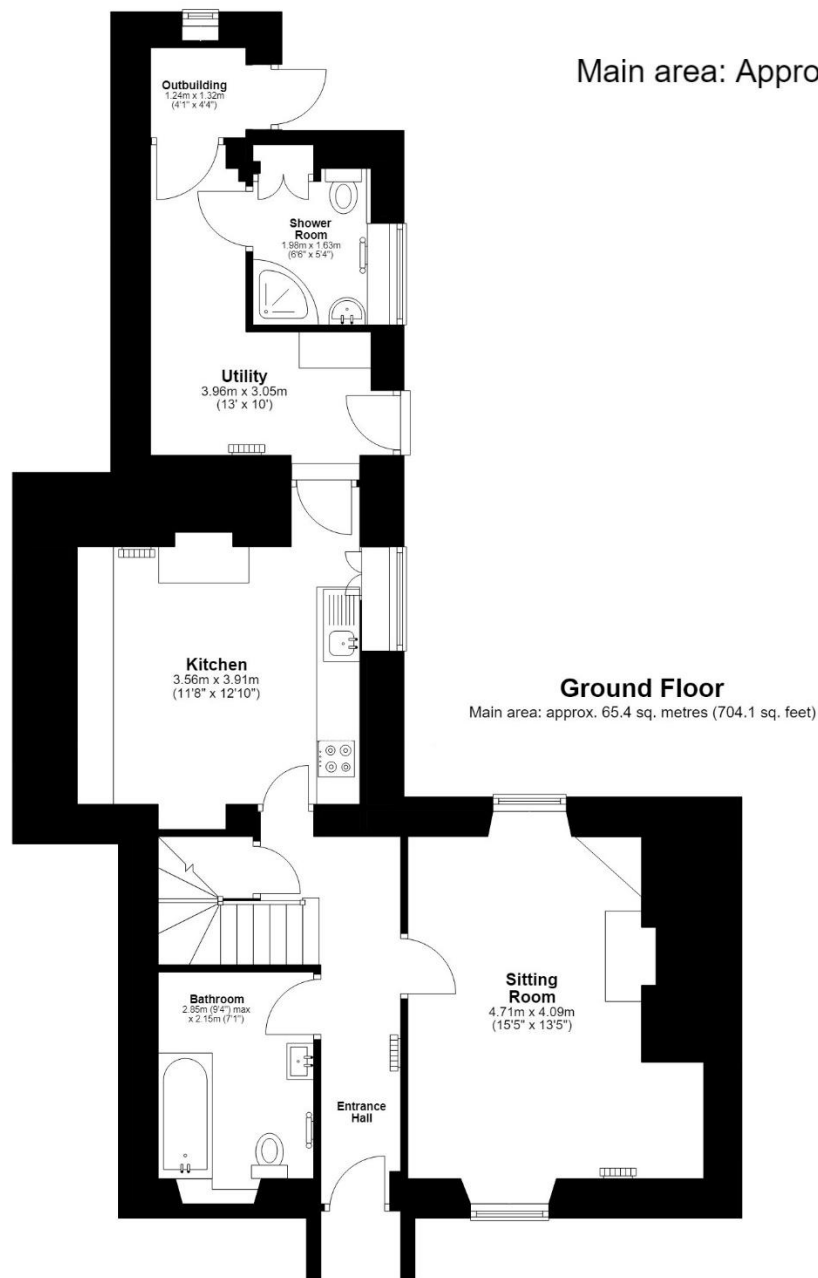
We are informed the property is connected to mains services of water, electricity and drainage. Council tax band E (Wiltshire County Council). The property is Freehold.

EPC – F (27).

Charlton is an attractive village in North Wiltshire, just 2.5 miles east of the market town of Malmesbury which has an excellent range of shops, cafes and restaurants. Charlton has a well-attended Parish Church and a renowned village pub, The Horse & Groom Inn. There is an excellent choice of both state and private, secondary and primary schools in Malmesbury and the surrounding area. Communication links are very good with the M4 junction 17 some 8 miles away and Kemble Station (approx. 7 miles) has regular services to London Paddington.

Guide Price £450,000





Main area: Approx. 121.3 sq. metres (1305.4 sq. feet)

